

Modern warehouse/industrial unit with first floor offices located on the established Beeston Business Park

551m²
(5,931ft²)

- 8.7 metre eaves height rising to 10 metres at the apex
- Clear span warehouse space
- 3 Phase power and full height roller shutter door
- First floor offices
- Fenced and secure business park with security and 24/7 access
- Walking distance from Beeston train station



TO LET



Location



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Video



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Location

Trent Gateway is located within Beeston Business Park, a 40 acre site providing a mix of industrial and office accommodation.

Easily accessible from Junction 25 of the M1, Trent Gateway is a business park environment immediately adjacent to Beeston train station which goes directly to London and a short walk from Beeston town centre and the tram. East Midlands International Airport is 12 miles south of the Business Park and easily accessible from the M1.

Description

The property comprises a modern steel portal frame industrial unit with first floor offices built in 2021. The specification of the unit includes:

- Clear span warehouse
- 8.7 metre eaves height rising to 10 metres at the apex
- Full height electric roller shutter door
- 37.5kN sq/m floor loading
- 3 Phase power
- Translucent roof lights
- LED lighting
- WC and kitchen facilities
- First floor offices
- Securely fenced and gated site
- Allocated car parking
- 24/7 access





Location



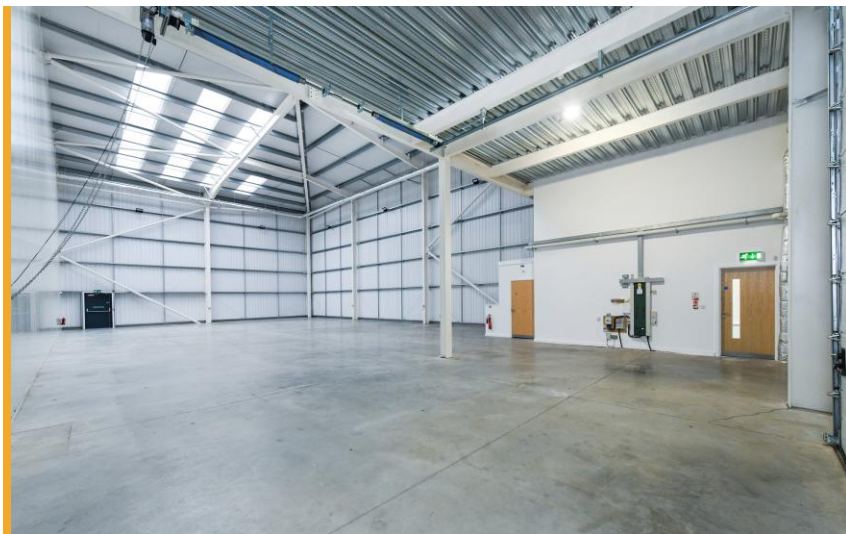
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Floor Areas

From measurements taken on a GEA basis we calculate the following:

Description	m ²	ft ²
Warehouse	447	4,807
First Floor Offices	104	1,124
Total	551	5,931

(This information is given for guidance purposes only)

Business Rates

From enquiries of the Valuation Office website, we understand the following:

Rateable Value from 1 April 2023: £33,250

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries of Broxtowe Borough Council)

EPC

The EPC rating for the property is **B-44**.

Service Charge

The current annual service charge administers the upkeep, maintenance, cleaning of the common areas and external fabric of the building.

Further information is available upon request.

Green Credentials

The property benefits from excellent green credentials to include:

- Electric vehicle charging points
- Low air permeability design
- 15% warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- Secure cycle parking





Location



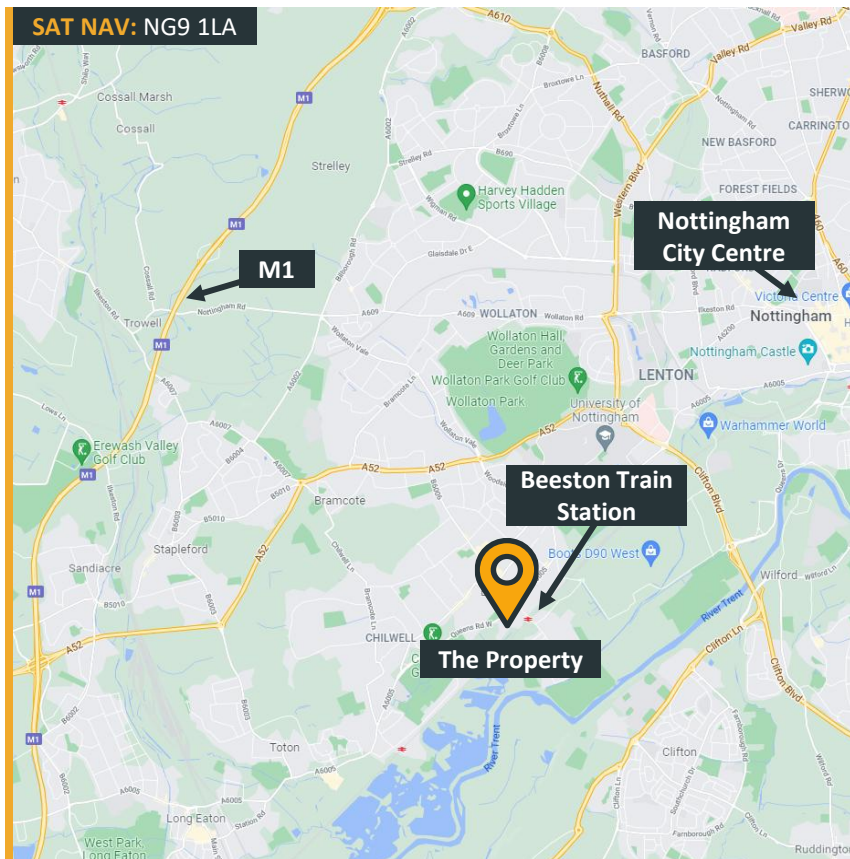
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Rent and Lease Terms

The unit is available on a new full repairing and insuring lease on terms to be agreed at a quoting rent of:

£13 per ft² per annum exclusive

VAT

VAT applies to rent and other payments due under the lease.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.