

Lenton Lane | Nottingham | NG7 2PQ

## Highly prominent production/storage space fronting Nottingham's Ring Road – adjacent to car showroom and trade counter occupiers

4,221m<sup>2</sup>  
(45,431ft<sup>2</sup>)

- Prime Lenton Lane location
- Front car park
- Gated and secure large yard
- 1.6 acre site
- Suitable for a variety of uses (subject to planning)
- Immediately available



TO LET



Location



Gallery



Video



Contact



## Location

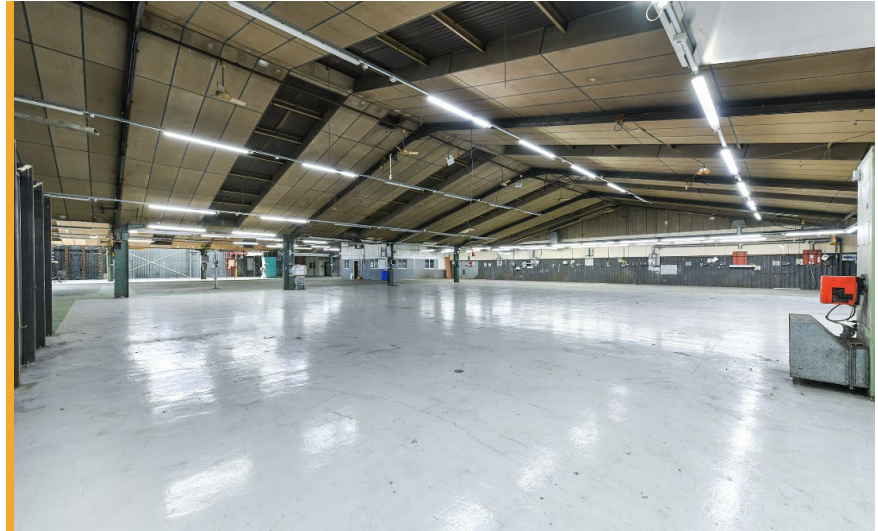
The property is 2.5 miles southwest of Central Nottingham – Lenton Lane provides direct access to the A52 Inner Ring Road which accesses J25 and J26 of M1 to the north and J24 of the M1 and the A1 to the south.

## Description

Occupying a 1.6 acre site with substantial prominence to the Nottingham's Ring Road (A52) within the Lenton Lane Industrial Estate, the property is adjacent to Sytner BMW, Ferrari and a number of trade counter occupiers. The premises provides a range of interconnecting office, production and storage buildings which are provided with a generous provision of on-site car parking and a secure and gated large internal yard on Nottingham's most popular industrial estate location.

Two storey brick under flat roof offices front the car park with a side driveway leading to the enclosed gated and secure yard. The production/storage space subdivides into three principal interconnecting parts as shown by the photographs.

There is clear potential for the property to be utilised for a variety of uses (subject to planning).





Location



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## Floor Areas

Description	M <sup>2</sup>	Ft <sup>2</sup>
2 Storey Front Projecting Offices	450	4,847
Front Section – Production/Warehouse	1,849	19,906
Central Section – Warehouse (in 2 sections)	1,063	11,445
Mezzanine with Central Section	437	4,704
Rear Production/ Warehouse	421	4,529
<b>Total</b>	<b>4,221</b>	<b>45,431</b>

This information is given for guidance purposes only)

## Planning

It is understood that the premises have for at least the last 20 years been used for production/manufacturing purposes. It is anticipated that it will be acceptable for the premises to be used for light industrial and warehousing purposes but prospective tenants are recommended to ensure that they are satisfied that a change of use is not required.



## Rateable Value

Rating Authority - Nottingham City Council

Rateable Value - £122,000

Anticipated Rates Payable April 2025/2026 - £67,710

(This information is given for guidance purposes only and potential tenants should verify this information)

## VAT

VAT is payable in addition to the rent.

## EPC

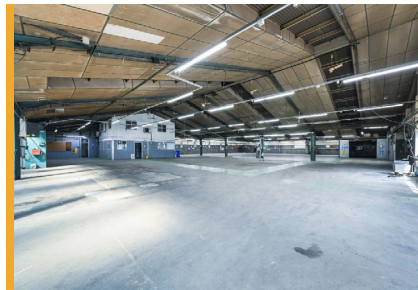
The property currently has an EPC assessment of E118.

## Identity Checks

In order to comply with FHP's legal requirements to HMRC in relation to Anti-Money Laundering Legislation FHP will need to establish the identity of the proposed tenant which may involve being asked to provide confirmation of their identity.

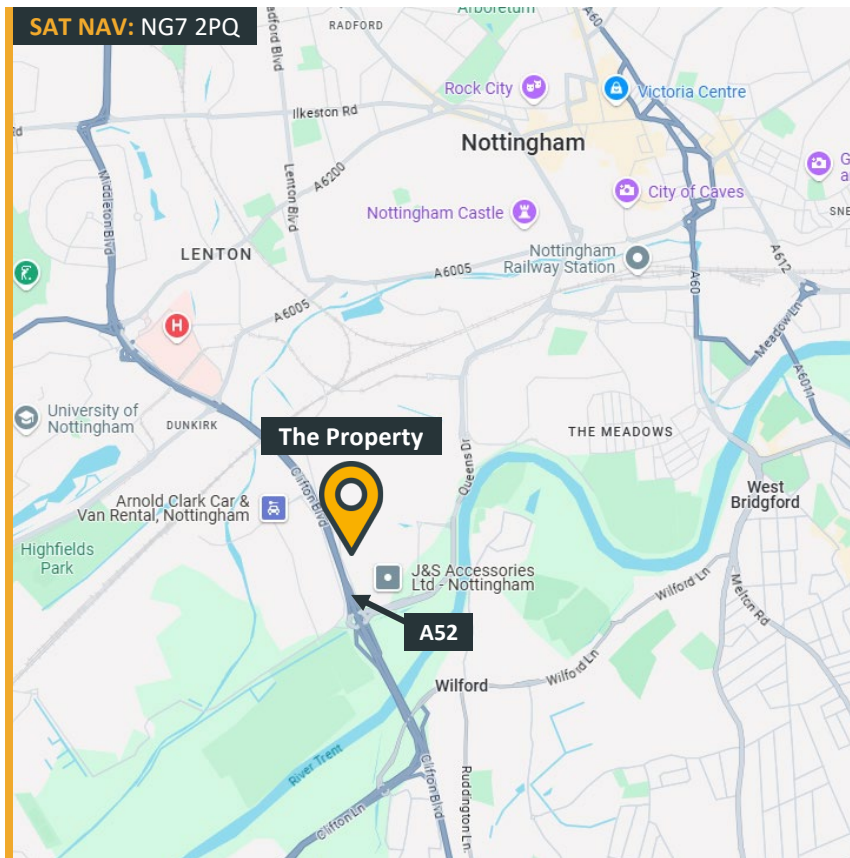
## Further Information

Further information to include plans and asbestos report can be provided upon request.









## Terms

The property is available on new lease terms at a rental of:

**£250,000 per annum exclusive**  
**(Two hundred and fifty thousand pounds)**

## Further Information

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

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12/05/2025

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