

Unit 1, Swinstead Close | Wigman Road | Bilborough | Nottingham | NG8 3JG

## Fully refurbished industrial unit with large secure yard in a prime industrial location

1,210 sq m  
(13,024 sq ft)

- Clear span warehouse space
- Minimum eaves height of 4.23 metres
- Ideal for manufacturing, production or storage use
- Full height roller shutter doors
- Self contained secure yard
- Further outside space to side elevation
- First floor office accommodation
- All content to be removed and light refurbishment to take place



TO LET



Location



Gallery



Video



Contact



## Location

The property is located on the popular Swinstead Close Industrial Estate approximately 2.5 miles (4.02 km) from Nottingham City Centre and adjacent to the Glaisdale Drive Industrial area on the edge of Nottingham.

J26 of the M1 Motorway is approximately 6 miles (9.65 km) to the west via the A52 and A6002 and the location provides easy transport links with excellent access to Nottingham's outer ring road and national motorway network.

## Description

The specification of the unit includes:

### Warehouse

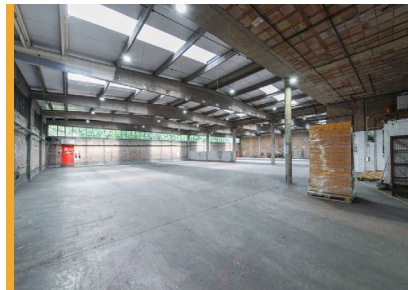
- Open plan warehouse space
- Full height roller shutter doors
- 4.23 metre eaves rising to 5.91 at the apex
- Concrete slab
- Translucent roof lights
- Lighting
- 3 Phase power
- Single glazed windows offering lots of natural light

### Offices

- Fully fitted first floor office space
- Reception area
- Decorated and carpeted throughout
- Lighting/trunking throughout
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### Externally

- Excellent self contained secure large yard/external space
- Additional space to the side of the property for further outside space/storage





## Floor Area

From measurement taken on site we calculate the following Gross Internal Area:

**1,210 sq m (13,024 sq ft)**

The site extends to circa 0.46 acres (20,000 sq ft).

(This information is given for guidance purposes only)

## Rent

The property is available on a new lease and we are quoting a rent of:

**£95,000 per annum**  
**(Ninety five thousand pounds)**

## Rateable Value

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

**Rateable Value from 1 April 2023: £46,250**

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries of the Local Authority)

## VAT

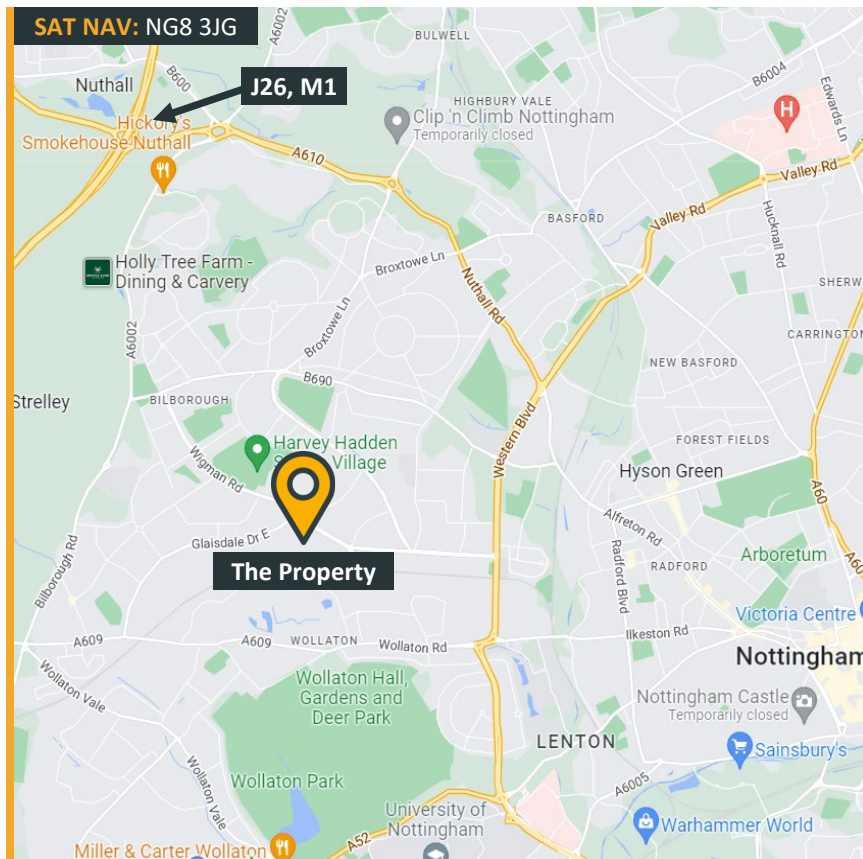
VAT applies to rent and other payments due under the lease.











## Service Charge & Insurance Premium

No service charge is applicable to the estate.

The insurance premium for the current year is £3,015.55.

## EPC

The EPC rating for the unit is D-95.

## Further Information

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

**Anthony Barrowcliffe**

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**Guy Mills**

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guy.mills@fhp.co.uk

or contact our joint agents CPP on 0115 8966611



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23/06/2025

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