

Warehouse unit with large yard located in Beeston

190m²
(2,045ft²)

- Clear span warehouse with office facilities
- Positioned just off the A605
- Secure yard and parking area
- Close to popular Station Road in Beeston
- 3 phase power
- Competitive rents are available



TO LET



Location



Gallery



Contact

Location

The property is located on Nether Street in Beeston which is just off Station Road, which is a popular road through Beeston. Beeston is a suburb of Nottingham located roughly 4 miles south west of Nottingham City Centre.

The property benefits from being in close proximity to the A605 and B605 which lead to the A52.

Description

The unit comprises an end-terraced semi-detached warehouse unit of brick elevation under a cladded pitched roof. The unit benefits from the following specification:

- Translucent roof lights
- Manual roller shutter door
- Good eaves height
- Florescent strip lighting
- W/C
- Concrete flooring
- Excellent parking to the front of the unit
- Clear span space
- Three phase power
- Office facilities
- Gas heating





Accommodation

From measurements taken on site, we believe the approximate Gross Internal Area (GIA) extends to:

Unit	M ²	Ft ²	Rent
Unit 2	190	2,045	£19,000

(This information is given for guidance purposes only.)

Business Rates

From investigations on the Valuation Office Agency (VOA) website, we understand the following:

Rating Authority: Broxtowe Borough Council

Unit 2

Rateable Value 2024: £9,818 per annum

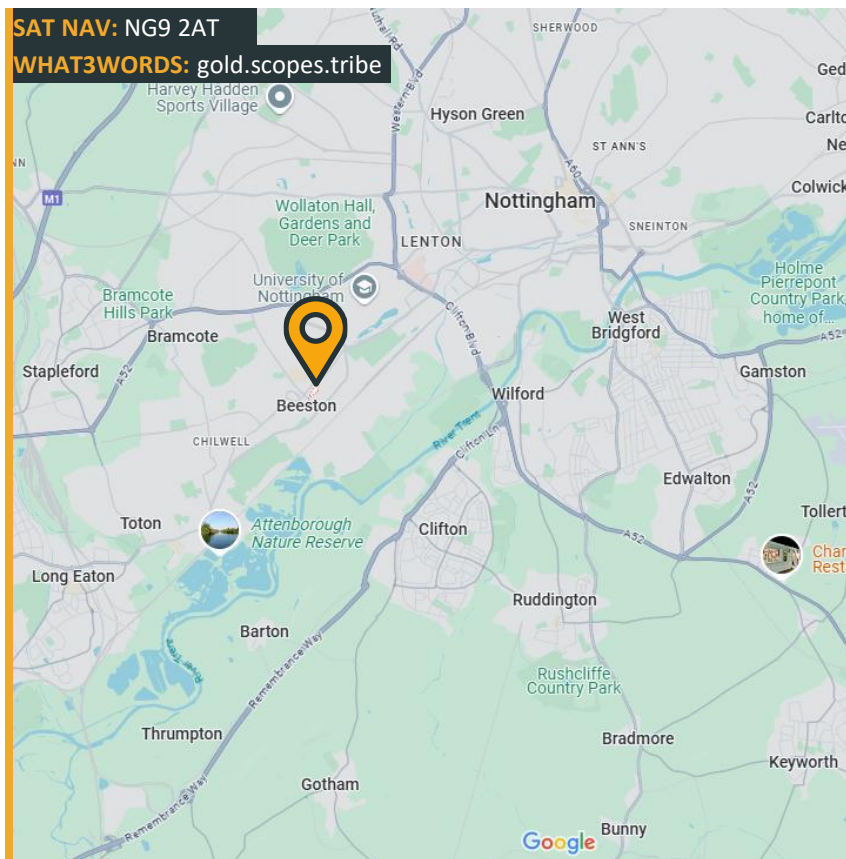
(This information is given for guidance purposes only and interested parties are advised to make their own enquiries to the Local Authority/VOA.)

EPC

Unit 2 has an EPC rating of 112 (E).

SAT NAV: NG9 2AT

WHAT3WORDS: gold.scopes.tribe



VAT

It is understood that VAT is not applicable to the rent and service charge due at the standard rate.

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.