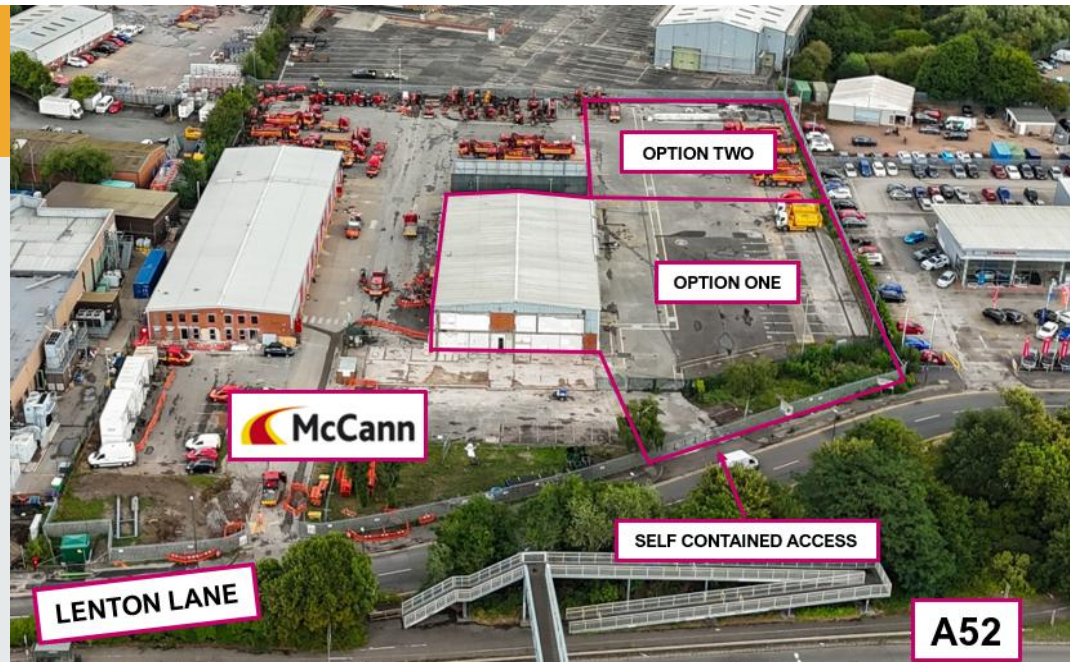


Warehouse / workshop set within a site of up to 1.54 acres adjacent to high profile car showroom, trade counter and building products users fronting A52 Nottingham Ring Road

1,032m²
(11,105ft²)

- Prime industrial / warehousing / trade estate within Nottingham
- 2 miles west of Central Nottingham
- Direct frontage and access to A52 Ring Road, J24 – J26, M1
- Fully surfaced secure large site providing excellent external storage / parking potential
- Low site density of 17% site coverage
- Immediately available on a leasehold basis



TO LET



Location



Gallery



Video



Contact

The Property

This property provides a rare opportunity to acquire a warehouse / production unit set within a secure large site within Nottingham's prime industrial / trade park location.

Accessed directly from Lenton Lane and offering a workshop / warehouse of circa 11,105ft² set within a secure site of 1.54 acres.

The warehouse is of steel portal frame construction, clad and brick elevations with internal height ranging between 5m and 6m.

The property was previously used as a vehicle workshop and is provided with 5 level access roller shutter doors which provide service access.

Our clients can consider leasing the building as two options, namely either:

- **Option 1** – The building set within a site of 0.9 acres.
- **Option 2** – 11,105ft² building set within a site of 1.54 acres in total.





Building Floor Area

The warehouse / workshop extends to approximately :

1,032m² (11,105ft²)

It is currently in a relatively rudimentary condition and our clients are prepared to consider upgrading the quality of the property dependent upon agreeing appropriate lease terms to underwrite their further investment in the property.

(This information is given for guidance purposes only)

Location

Accessed directly from the A52 Ring Road, the property fronts Lenton Lane and is approximately 2 miles west of Central Nottingham.

The A52 Ring Road provides access to Junction 24 (in the south) and Junction 26 (in the north) of the M1.

The A52 also provides linkage to the A1 at Newark / Grantham to the east.

Lenton Lane Industrial Estate is the prime industrial / trading location in Nottingham with a number of both premium and volume car franchises immediately adjacent to the property, and multiple trade counter and building supplies providers.



Rateable Value

The property is currently held on a larger assessment and will be reassessed for rates.

Guide figures for the anticipated Rateable Value can be provided.

EPC

The property is currently assessed as part of a wider property. Our clients are currently refurbishing the adjacent property. An EPC will be provided once it is determined whether or not the property is to be improved or let in its current condition.

Acceptable Uses

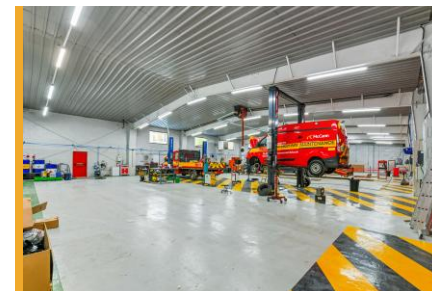
The property is suited to a variety of uses by virtue of its location within the Lenton Lane Industrial Estate. Prospective tenants are advised to ensure that their use is compatible with the planning use of the property.

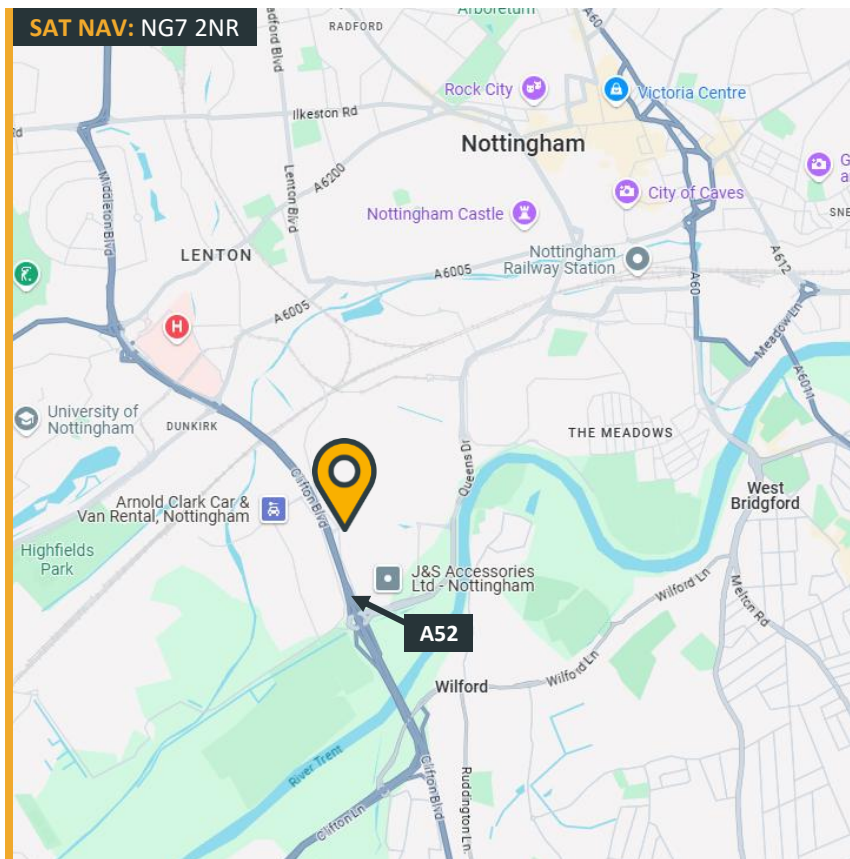
Anti Money Laundering Legislation

FHP and HEB will be required by law to undertake identity checks and provide confirmation of the tenant's entity in parallel with financial terms being agreed.

VAT

VAT is payable in addition to the rent.




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

fhp.co.uk

Lease Terms and Rent

The property is available on lease terms via negotiation. As our clients occupy the adjacent property they could consider leasing the property in its current condition with minimal investment on a flexible or long term basis. Equally they are prepared to invest in the property and agree a long term lease and appropriate works subject to terms being agreed. Rental proposals are available upon request dependent upon the size of the site required and the Specification of Works agreed. Contact the agents for confirmation / guidance.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below, or contact our joint agents HEB:

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