

8 Finch Close | Lenton Lane Industrial Estate | Nottingham | NG7 2NN

## Modern detached warehouse / light industrial unit in Nottingham's prime industrial estate

1,438m<sup>2</sup>  
(15,489ft<sup>2</sup>)

- Modern 1990s built well maintained warehouse in Nottingham's most popular Industrial Estate
- Set within a secure fenced and gated site with good provision of service yard and onsite parking
- 2.5 miles west of Central Nottingham
- Direct access to A52 Ring Road accessing Junctions 24 – 26 of the M1



**TO LET**



Location



Gallery



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Location



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## Location

Finch Close is set within the Lenton Lane Industrial Estate, being located approximately 2.5 miles west of Central Nottingham.

The estate is accessed directly from the A52 Inner Ring Road which provides connection throughout Nottingham and to Junctions 24 to 26 of the M1. Connection to J24 is via the A453 – the A52 connects to J25 and Derby in the west, and to the A1 in the east, with the A610 connecting to Junction 26 which is the principal northern junction serving the city.

## The Property

Built in 1989, the property comprises a detached light industrial / warehouse property built within a steel portal frame which provides minimum internal clearance of approximately 6m.

The external elevations are part brick with vertical cladding to the rolled top eaves with the roof being a low pitched PVC coated and insulated roof covering which incorporates 10% translucent light panels.

The production / warehouse is accessed by two level access service doors with the two storey integral offices accessed by a dedicated separate personnel entrance.

Window systems are aluminium powder coated double glazed units.



Internally both the offices and warehouse have been well maintained with the office accommodation having been recently refurbished. There is a mezzanine within the warehouse with stores / production on the lower level and stores on the upper level. The mezzanine interconnects with the first floor of the offices.

Externally the property is accessed from Finch Close, sitting within a fenced and gated secure site.

The service yard is concrete surfaced and the car parking area is laid to block paving providing a minimum of 19 car spaces.



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## Floor Areas

From measurements taken on site we calculate the Gross Internal Area of the property to be:

	M <sup>2</sup>	Ft <sup>2</sup>
Ground Floor, Warehouse & Offices	1,104	11,887
First Floor Offices	219	2,356
Mezzanine	115.76	1,246
<b>Total inc mezzanine</b>	<b>1,438</b>	<b>15,489</b>
<b>Total exc mezzanine</b>	<b>1,323</b>	<b>14,243</b>

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own measurements)

## Rateable Value

<b>Rating Authority:</b>	Nottingham City Council
<b>Rateable Value:</b>	£78,000
<b>Anticipated Rates Payable:</b>	£43,290 (By applying UBR of 0.555)

(This information is given for guidance purposes only).

## Energy Performance Certificate

The premises are currently assessed at a rating of D. This is a historic EPC rating which takes into account the gas fired central heating within the warehouse which has been disconnected.

A revised EPC assessment is being undertaken.





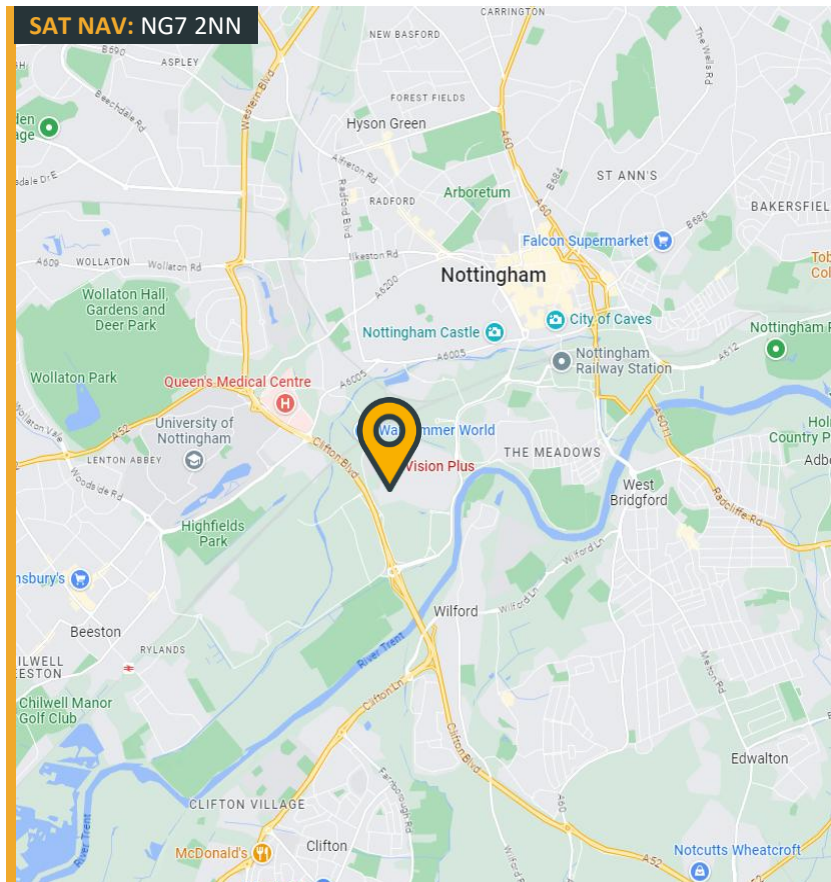
Location



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## Planning

Planning is subject to onward confirmation.

## VAT

VAT will apply to the rental payments and payments arising from the lease.

## Lease Terms and Rent

The property is available on a new fully repairing and insuring lease at a rental of:

**£135,000 per annum**  
**(One hundred and thirty five thousand pounds)**

## Contact

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.