

## Good quality industrial/warehouse units situated on a multi-let secure industrial estate

**309m<sup>2</sup> to 795m<sup>2</sup>**  
(3,325ft<sup>2</sup> to 8,557ft<sup>2</sup>)

- Clear span warehouse space with fitted out workshop/ancillary/storage areas
- 3.1 metre eaves rising to 4.7 metres at apex
- Excellent parking provisions available with each unit
- Situated on a securely fenced and gated site with 24/7 access
- Units available individually or combined at a competitive rent
- Unit 3b immediately available
- Unit 3a available from November 2025



**TO LET**



Location



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## Location

Arnold is a busy suburb within Nottingham, approximately 4 miles north of the City Centre. Arnold has good accessibility with highly developed local transport links and lies a short distance from Junction 26 of the M1 motorway.

Located on the John Rann Business Park off Eagle Close in Arnold, the units are surrounded by a mixture of residential and commercial properties, with the location providing easy access into Nottingham City Centre and surrounding suburban areas.

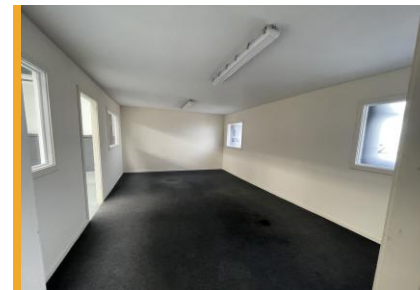
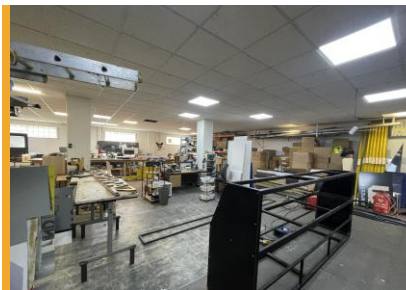
## Description

The units are of steel portal frame construction with brick elevations positioned under a low pitched roof and have the following specification:

- Clear span production/manufacturing space
- Ancillary and office space available
- Solid concrete floors
- Eaves height of 3.1 metres rising to 4.7 metres at apex
- Mixture of strip lighting and high bay lighting
- Gas central heating & gas hot air blower to warehouse
- Three-phase power throughout
- Roller shutter door per unit
- Kitchenette and WC facilities
- Parking available per unit

## EPC

The units have the following EPC ratings valid until May 2029:

**Unit 3a: C-65****Unit 3b: C-71**



## Floor Areas

From measurements taken on site we calculate the units have the following Gross Internal Area (GIA):

| Unit         | m <sup>2</sup> | ft <sup>2</sup> |
|--------------|----------------|-----------------|
| Unit 3a      | 309            | 3,325           |
| Unit 3b      | 486            | 5,231           |
| <b>Total</b> | <b>795</b>     | <b>8,557</b>    |

(This information is given for guidance purposes only)



## Utilities/Service Charge/Alarm

Currently there is only one meter for each service into the estate/site (gas, electricity and water), which is paid by the landlord and recharged back to the tenants. Further information is available by way of agent.

## Business Rates

From enquiries of the Valuation Office website, we understand the units have the following Rateable Values:

**Unit 3a: £13,750**

**Unit 3b: £21,750**

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



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## Rent

The units are available individually or combined on a new lease at a quoting a rent of:

| Unit         | Rent Per Annum |
|--------------|----------------|
| Unit 3a      | £20,000        |
| Unit 3b      | £35,000        |
| <b>Total</b> | <b>£55,000</b> |

## VAT

It is understood that VAT is **NOT** applicable to the rent and all other costs within the lease.

## Further Information

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

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