Factory / Office & Premises | **Hooton Street** | Nottingham | NG3 2NJ

Rare freehold opportunity for warehouse/office building suitable for a variety of uses located in established Nottingham industrial location

1,256m²
(13,518ft²)

- Suitable for a variety of uses (subject to planning)
- Mixture of warehouse, office and workshop space
- Established industrial location, approximately 2 miles away from Nottingham City Centre
- Price - £750,000 (£55.48 per ft²)
- Securely fenced and gated car park for circa 15 vehicles
- Air source heating system throughout

FOR SALE

Location | Gallery | Contact

FHP
fhp.co.uk

Location

Nottingham is a major provincial city with substantial interests in retailing, manufacturing, education, call centre offices, warehousing and distribution.

Carlton Road forms part of the B686 trunk road and runs in a north-easterly direction from its junction with the A60 close to the City Centre and is one of the main routes east out of Nottingham City Centre, connecting eventually with Colwick Loop Road, forming part of the A612 trunk road.

This property is situated on the south-eastern side of Carlton Road, approximately two miles from the City Centre. The property has a direct frontage to Hooton Street and a return frontage to Carlton Road in accordance with the attached location plan. It should be noted that Hooton Street itself is a one-way thoroughfare.

The immediate surrounding area forms part of an industrial estate developed approximately 40 to maybe 50 years ago. Elsewhere there are substantial residential estates. Immediately to the north is Oxford Business College (Nottingham Campus).

This property occupies a prominent location on Carlton Road in a mixed residential and industrial area where there continues to be substantial demand for industrial premises. All the surrounding properties are currently let and occupied.

Description

The property comprises a brick built commercial premises offering a versatile mix of warehouse, office, production and workshop accommodation with fenced car park. The property is suitable for a range of occupiers or redevelopment (subject to planning) and benefits from a secure site in a well established industrial location within Nottingham.

The general specification includes:-

- Brick built construction with mixed use accommodation
- Air source heating system installed throughout
- LED lighting across all areas
- 2 tonne overhead crane
- Secure fenced and gated car park
- Approx. 127kva incoming power supply
- 2 roller shutter loading doors
- Attractive reception area
- Full trunking and cabling throughout office areas
- Combination of open plan and cellular office space
- Varying eave height
- WCs and kitchen facilities

Accommodation

From measurements taken onsite, we calculate the gross internal area of the property to be

1,256m² (13,518ft²)

Business Rates

From enquiries of the VOA website, we understand the following rateable value from 1st April 2023:-

Rateable Value: £32,250

Planning

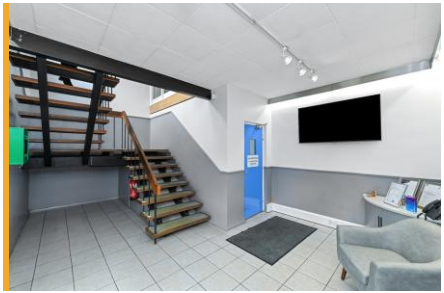
The premises have an established general industrial use falling within Class B2 (general industry) of the Town & Country Planning Use Classes Order.

EPC

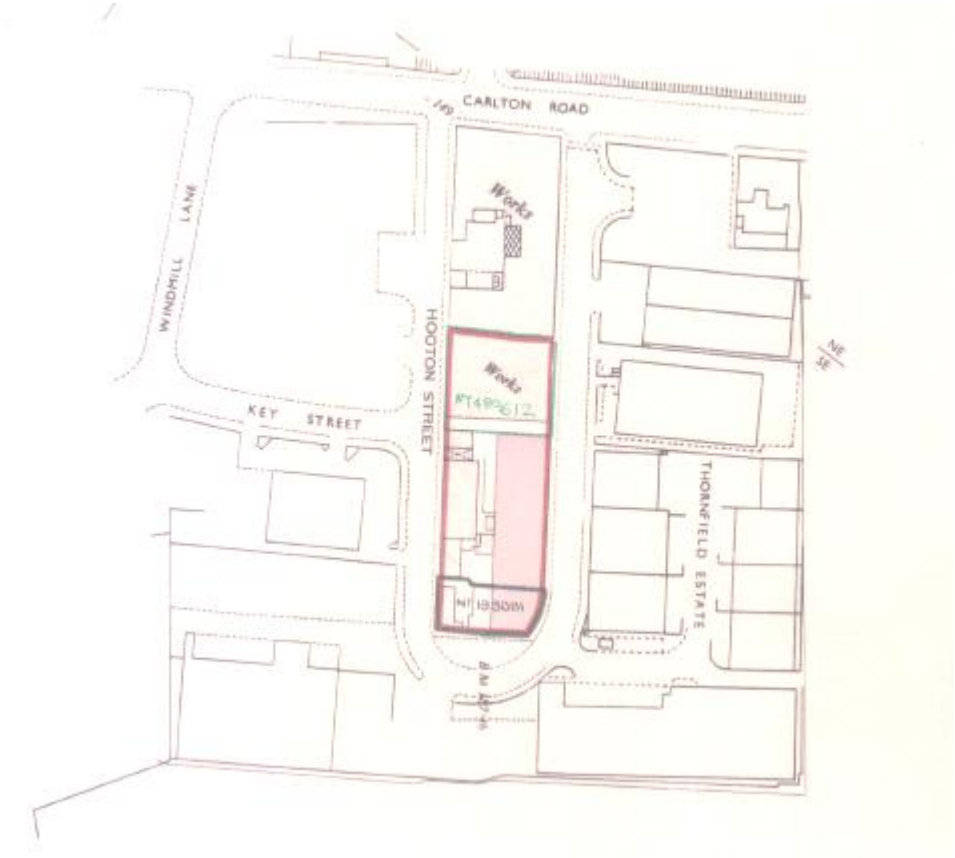
The building has an Energy Performance Certificate rating of B/46.

VAT

VAT is payable on the purchase and is applicable at the prevailing rate.



The Oxford Business College
Selborne Gardens
Albany House Day Services
Hindu Temple & Community Centre
Woodhouse St
D.C.F. Flooring
B686
Barrowcliffe's
Blake Cl
Sosu Japanese take a
St. Mary and St. George's Coptic Orthodox Church
Magson Cl
Windmill Ln
The Property
St
Stonebridge Rd
St Matthias Rd
Carlton Road
Key St
Chedworth Cl
Adkins Bakery
Falcon Supermarket
B686
Windmill Ln
Lidl
Worksop Rd
Burrows Ct
Burrows Court
St Cuthbert's


CARLTON ROAD
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HOOTON STREET
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THORNFIELD ESTATE
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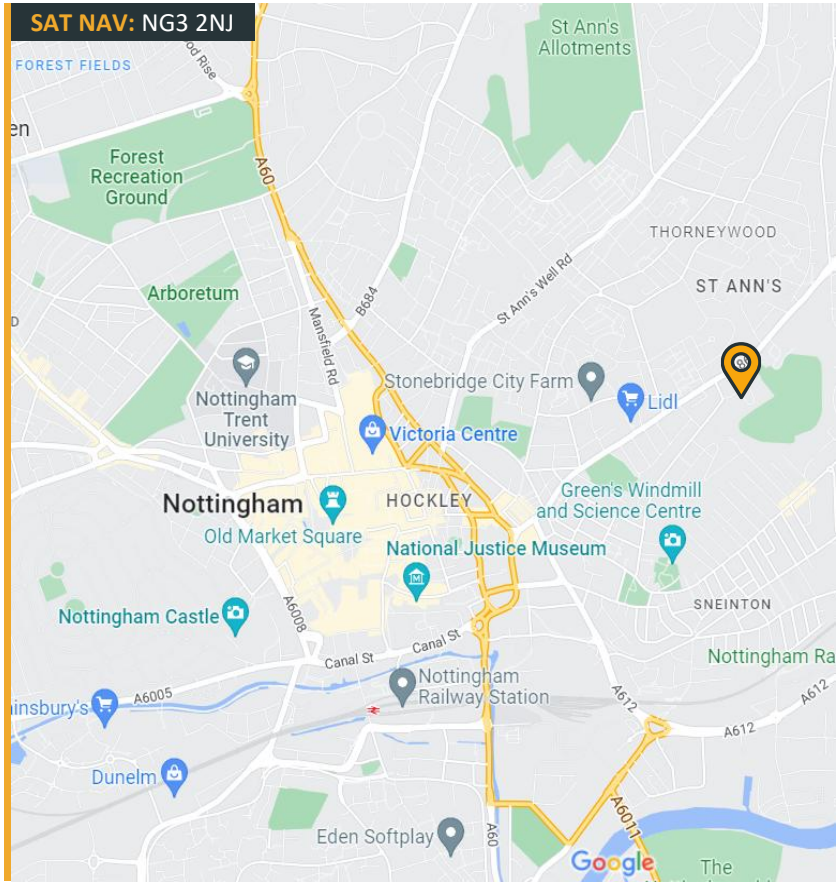

Price

The property is available to purchase at a price of:-

£750,000
(Seven Hundred and Fifty Thousand Pounds)

which devalues to £55.48 per ft².

Identity Checks

In order to comply with Anti Money Laundering Legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the appropriate time.

Further Information

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

Guy Mills
07903 521 781
guy.mills@fhp.co.uk

Jamie Gilbertson
07747 665 941
Jamie.gilbertson@fhp.co.uk

Or contact our joint agents, CPP, on 0115 896 6611.

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0115 950 7577

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30/09/2025

Please **click here** to read our "Property Misdescriptions Act". E&OE.