

Newly built high quality industrial/warehouse unit with excellent access to the M1 Motorway

330m²
(3,556ft²)

- In close proximity to Junction 26 of the M1 Motorway
- Accessed via a new traffic-controlled junction from Main Road, Watnall
- Dedicated forecourt and car parking
- Lighting, WCs and kitchenette installed
- Available for immediate occupation



TO LET

Location

Gallery

Video

Contact

Headstocks Industrial Park

Headstocks Industrial Park provides 22 new light industrial / warehouse units of:-

- Units 17 – 20 provide 4 units of circa 2,500ft²
- Units 1 – 12 provide 12 units of circa 3,500ft²
- Units 13 – 16 provide 4 units of circa 5,000ft²
- Units 21 – 22 provide 2 units of circa 15,000ft²

Location

Headstocks Industrial Park is accessed from Main Road, Watnall, Sat Nav NG16 1HA and is approximately 5.8 miles northwest of Central Nottingham and approximately 1 mile from J26 of the M1.

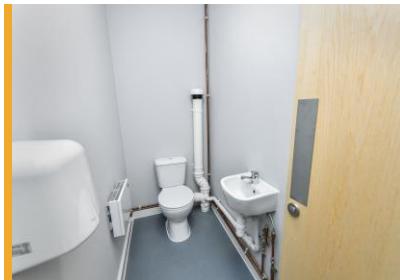
The estate is accessed from Main Road by way of a new traffic controlled entrance onto a private road now named Merchant Way.

Data Room

Accessed to the data room can be provided, information will include:

- Plans
- Specification
- Example lease
- Legal pack





The Property

Headstocks Industrial Park consist of 22 new build units completed in February 2025. Unit 10 is of steel portal frame construction with clad elevations with inset feature curtain walled personnel access panels. Access from the generous external car parking and loading is via the level access service doors. The unit has the following specification:-

- 6 metres minimum internal clearance to eaves
- Concrete power float finished floor
- Floor loading of 40KN per m²
- LED lighting within the production/warehouse space
- 69KVA electricity supply
- Installed WC/welfare block with open plan kitchenette
- Level access sectional insulated loading door
- Telecoms/data – an incoming BT duct is provided to each unit
- Heavy duty tarmac to loading areas
- 6 dedicated car parking spaces

Business Rates

The premises are yet to be assessed for rates – guide figures of the estimated Rateable Values can be provided – these are for guidance purposes only and will be subject to formal verification once the VOA have assessed the properties for rates.

Floor Areas, Car Parking & Rent

It is understood that Unit 10 has the following Gross Internal Area (GIA):

330m² (3,556ft²)

The unit has **6** allocated car parking spaces with a small yard area to the front level loading access door.

(This information is given for guidance purposes only)

Ongoing Management of the Estate

The estate is being retained as a long term investment by our clients, Fernwood Property Limited, and it is important to them that the estate is kept in good condition.

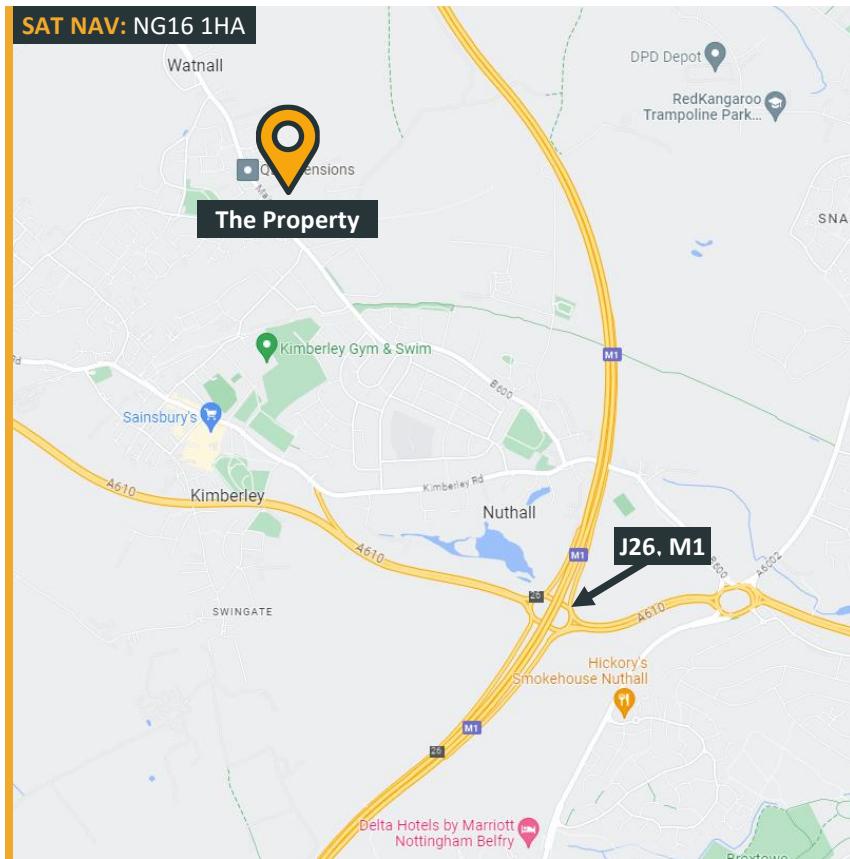
The anticipated service charge for the financial year equates to approximately 45p per ft². A full breakdown of the services provided which includes management of the traffic light junction and upkeep / maintenance of the external areas within the estate is available upon request.

EPC Rating

The unit has an EPC A rating.



SAT NAV: NG16 1HA



Lease Terms and Rent

The property is available on a new lease for a term of years to be agreed at a quoting rent of:

£35,560 per annum

(Thirty-five thousand five hundred and sixty pounds)

VAT

VAT will be payable in addition to rent and all payments due to the landlord.

Further Information

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

Amy Howard
07887 787 894
amy.howard@fhp.co.uk

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



Fisher Hargreaves Proctor Ltd.
10 Oxford Street
Nottingham, NG1 5BG

fhp.co.uk

16/01/2025

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