

10 Clarke Road | off Incinerator Road | Nottingham | NG2 3JJ

## Good quality end terrace industrial unit close to Nottingham City Centre

**289.19m<sup>2</sup>**  
(3,113ft<sup>2</sup>)

- Good quality industrial unit with office and ancillary space
- Convenient access to Nottingham City Centre and the A612 leading to Colwick
- Car parking spaces available
- No VAT payable
- Immediately available by way of assignment



**TO LET**



Location



Gallery



Contact





Location



Gallery



Contact

## Location

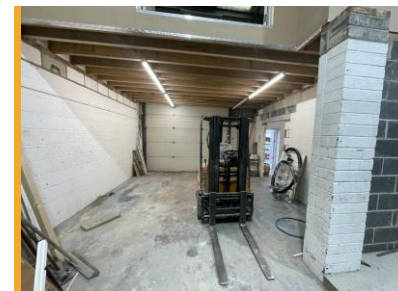
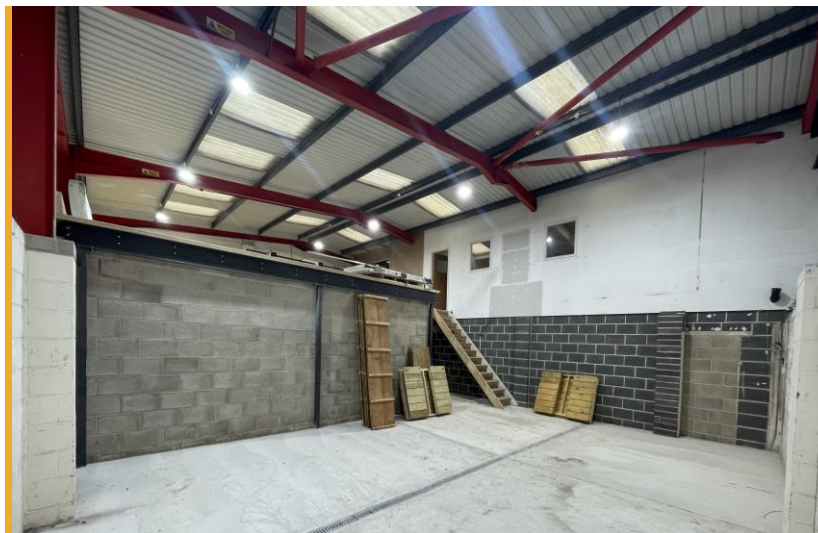
Forming part of the County Business Park on Clarke Road, the unit is located just off Meadow Lane which leads directly to the A60 leading to Nottingham's main arterial routes as well as the A612 providing direct access to Colwick Industrial Estate and surrounds.

The property benefits from being within minutes drive to Nottingham City Centre and a short walking distance to Nottingham Train Station with good transport links including Nottingham park & ride and bus routes. Nearby occupiers include Royal Mail, Screwfix, Floor Giant, Tops Tiles, among others.

## Description

The property comprises an end terraced industrial unit with external cladding and brick elevations benefiting from the below specification:

- Clean span warehouse space
- First floor office, ancillary and storage space
- WC and kitchenette facilities
- Car parking to the front elevation
- Personnel door
- Level loading access door
- Recently redecorated
- Concrete flooring
- Eaves height of 5 metres
- Small external area to the left of the unit





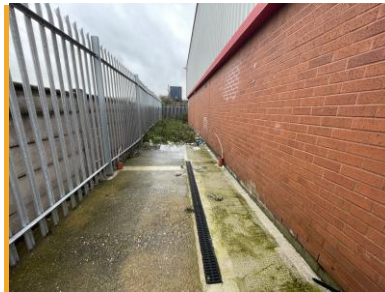
Location



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## Accommodation

From measurements taken on site we calculate the Gross Internal Area (GIA) as follows:

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	240.14	2,585
Mezzanine	49.05	528
<b>TOTAL</b>	<b>289.19</b>	<b>3,113</b>

(This information is given for guidance purposes only)

## EPC

The EPC rating is **D-82**.

## Business Rates

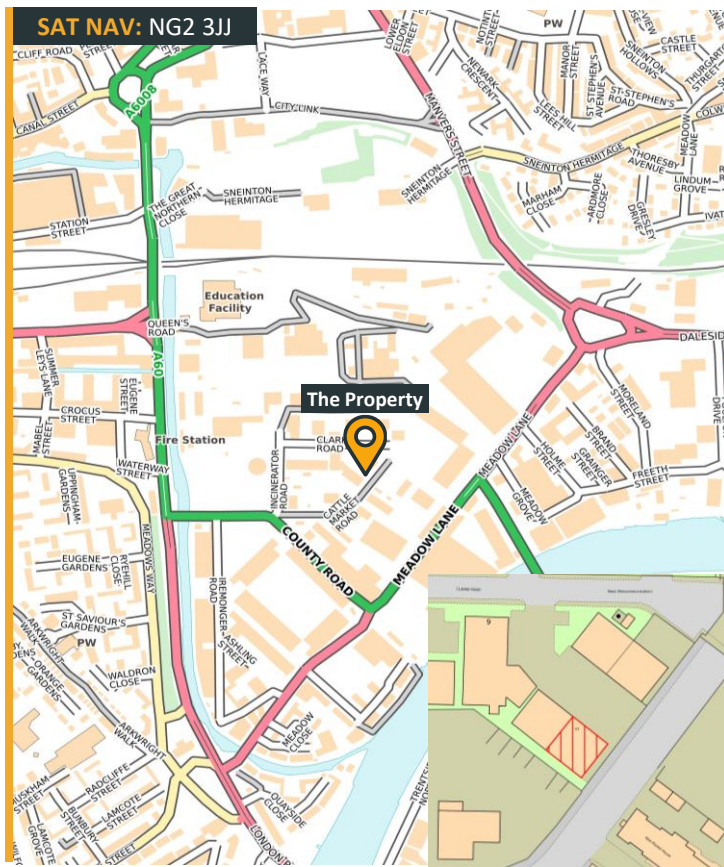
Description: Workshop & Premises  
 Rateable Value: £13,000  
 Rating Authority: Nottingham City Council

(This information is given for guidance purposes only and interested parties should make their own enquiries of Nottingham City Council.)

## Service Charge

The property is subject to a service charge. Details can be obtained via the agents.





## Lease Terms and Rent

The property is available by way of assignment with eight years remaining at a quoting rent of:

**£27,500 per annum**

## VAT

VAT is not applicable.

## Legal Costs

Each side to be responsible for their own legal costs

## Further Information

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

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08/01/2026