

## Excellent industrial/warehouse units with secure yard and parking in an established industrial location

981m<sup>2</sup> to 2,446m<sup>2</sup>  
(10,559ft<sup>2</sup> to 26,314ft<sup>2</sup>)

- Securely fenced and gated yard with ample parking
- Situated on an established industrial estate with a strong tenant mix including Hunter Douglas, Royal Mail, amongst others
- Clear span storage/production space
- Two storey offices and ancillary space to the front elevation
- Approximately 2 miles from Junction 26 of the M1 motorway
- Excellent road links to the UK motorway network
- The units are available individually or combined



**TO LET**



Location



Gallery



Video



Contact



## Location

Glaisdale Point leads off Glaisdale Drive, an established warehouse and industrial location on the fringe of Nottingham City Centre, approx. 3 miles. Located 2 miles from J6 of the M1 Motorway and 4 miles from J25, providing direct links to major cities and access to the wider motorway network. It has good connection to Nottingham's ring road and good levels of nearby transport connectivity.

## Description

The units consists of one end terrace and one mid terrace warehouse premises on a site offering good level loading facilities and ample parking. The specification of the building includes:

### Warehouse

- Strip lighting
- Eaves height of approx. 6.6 metres
- Full height level loading access door
- Concrete flooring
- Clear span space
- 10% translucent roof lights

### Ground & First Floor Offices

- LED lighting throughout
- Carpet tiles, WC and kitchenette facilities
- Comfort cooling

### Externally

- Generous level of on-site parking and excellent delivery access on a securely fenced and gated site.





## Floor Areas

From measurements undertaken on site, the property provides the following approximate Gross Internal Area (GIA):

Unit	m <sup>2</sup>	ft <sup>2</sup>
Unit 2	1,464	15,755
Unit 3	981	10,559
Units 2 and 3	2,446	26,314

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

## Business Rates

The business rates are to be reassessed upon occupation.

## Energy Performance Certificate

Unit 2: C-62

Unit 3: C-61

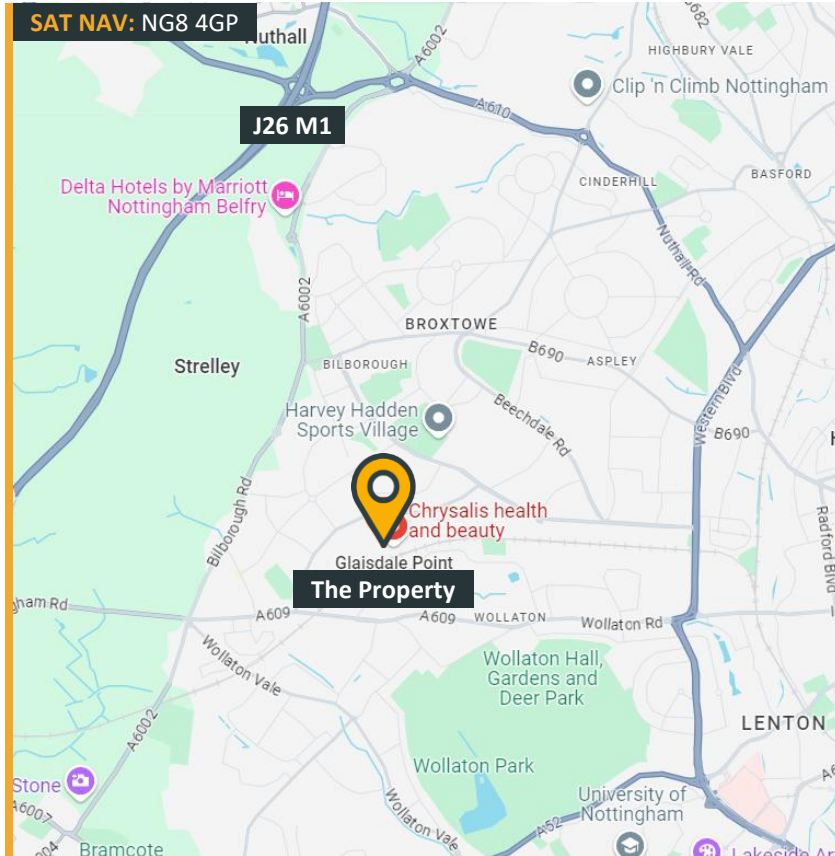
## Service Charge

A service charge will be payable towards upkeep and maintenance of the common areas. Guide figures are available from the agent.

## Planning

The units will benefit from planning for Use Classes E (G) B1, B2 (Light Industrial) and B8 (Storage and Distribution).

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries of Bolsover District Council)



## Lease Terms and Rent

A new lease is available for a term of years to be agreed at £9.50 per ft<sup>2</sup> per annum exclusive equating to:

Unit	Rent Per Annum
Unit 2	£149,672.50
Unit 3	£100,310.50
Units 2 & 3	£243,983

## VAT

VAT is applicable to the rent and service charge due at the standard rate.

## Further Information

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

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