

Workshop/warehouse space with offices and welfare facilities available to let

225m²
(2,425ft²)

- Open plan warehouse
- Excellent welfare facilities
- 3 phase power
- Full size roller shutter door
- W/C facilities
- Concrete floor throughout
- Rent - £23,000 per annum



TO LET

Location

Gallery

Contact

Location

The property is located in the Netherfield area, a residential suburb of Nottingham, providing a number of local amenities.

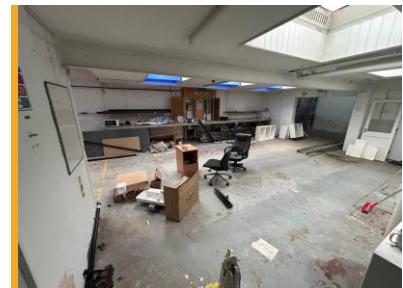
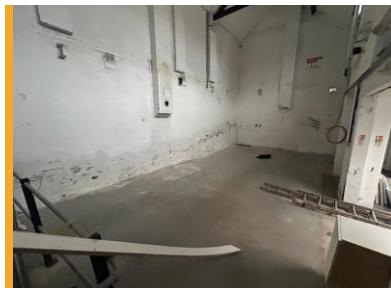
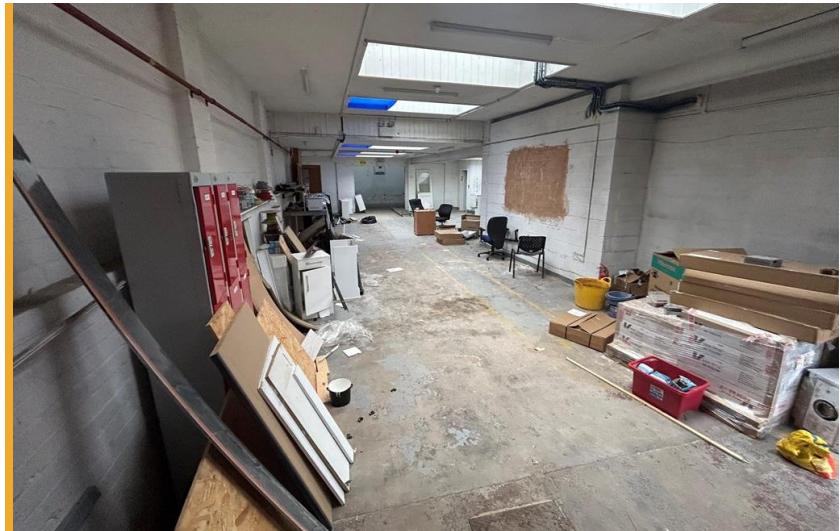
Netherfield lies adjacent to the suburbs of Colwick to the southwest and Carlton to the northeast.

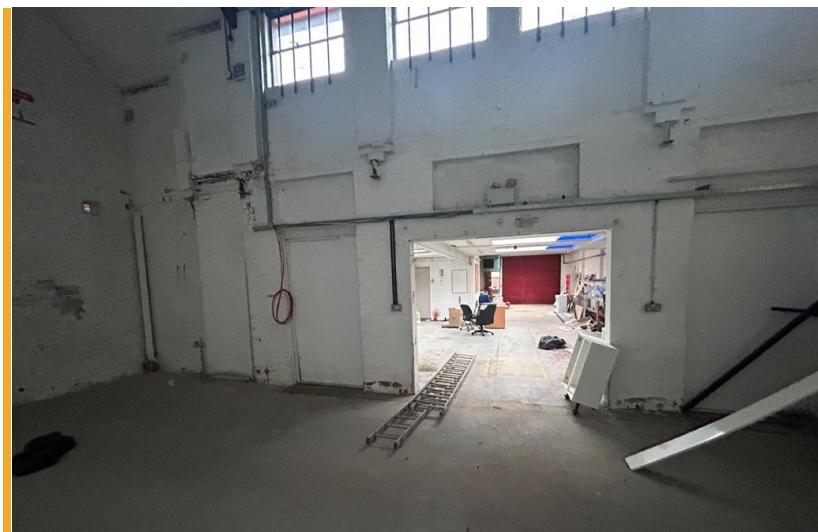
The property is located on Meadow Road which lies approximately 3 miles east of Nottingham City Centre via the A612 Daleside Road. The location is well serviced by public transport.

Floor Areas

Floor	m ²	ft ²
Warehouse	225	2,425
Total GIA:	225	2,425

(This information is given for guidance purposes only)





Description

The property comprises open plan warehouse accommodation. The warehouse provides predominantly open plan accommodation with the following specification:

- Solid concrete floor
- Excellent lighting throughout
- Roof lights
- Electric roller shutter door to the front
- Male and female WC facilities (2 x 2 stalls)

Rent

The property is available to let by way of a new lease at a quoting rent of:

**£23,000 per annum
(Twenty-three thousand pounds)**

VAT

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



EPC

The EPC Rating for the property is C-70.

Business Rates

From enquires of the VOA we understand the following:

Rateable Value from April 2023: £8,300

Small business rates relief should be applicable.

(This information is given for guidance purposes only)

Further Information

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

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