

Industrial unit with fully furnished first floor offices and large front yard/car park

175.45m²
(1,888ft²)

- Excellent warehouse space
- 4.5 metre eaves
- First floor offices
- Front car park and yard space
- Kitchen, WC's and break-out area
- 3 Phase power and gas supply
- Electric roller shutter door
- Available immediately



TO LET

Location

Gallery

Contact

Location

Southglade Business Park is a well located out of town office/industrial business park. The location benefits from access to the A611 which provides access to both the M1 motorway and Junction 26 inside a 10 minute drive time as well as being a short 5 miles from Nottingham City Centre. The property lies in close proximity to Tesco Superstore, Bulwell Golf Course, The City Hospital. The property is located next door to Sliding Door Wardrobe Limited as well as being opposite East Midlands Ceramic Tiles.

Floor Areas

Floor	m ²	ft ²
Ground Floor	112.61	1,212
First Floor	62.84	676
Total	175.45	1,888

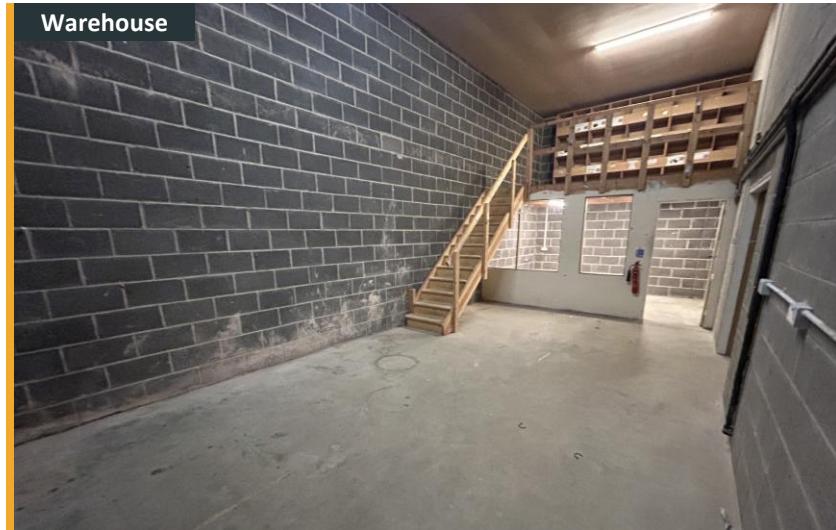
The mezzanine floor measures 22.53m² (243ft²)

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

Rent

The building is available on a new effective fully repairing and insuring lease and we are quoting a rental of:

£16,500 per annum exclusive
(Sixteen thousand five hundred pounds)





The Property

The property comprises a self contained two storey brick elevation building with a pitched and tiled roof of approximately 1990's build. The specification of the property includes:

- Excellent warehouse space
- 4.5m eaves to warehouse
- Workshop/store to ground floor
- Mezzanine accessed via ladder
- Full height roller shutter door
- Strip lighting in warehouse
- Double glazed windows
- Electric security shutters on ground floor windows and doors
- Security shutters to inside of windows at first floor
- 3 Phase power
- Full furnished offices (desks/cabinets)
- Gas central heating
- 2 x WC's and kitchen facility
- Car parking/yard to the front
- Alarm

VAT

VAT applies to rent and other payments due under the lease.

EPC

The EPC rating for the property is C-54.



Business Rates

From enquiries of the Valuation Office website we understand the following:

Rateable Value: £8,600 (from 1 April 2026)

Occupiers should qualify for small business rates relief.

(This information is given for guidance purposes only and prospective tenants are advised to contact the Local Authority)

Further Information

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

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