

35 Wigman Road | Bilborough | Nottingham | NG8 3HY

High calibre detached warehouse unit with parking and secure yard

2,430m²
(26,162ft²)

- Well specified unit offering clear span warehouse space
- Car park to the front elevation and a securely fenced and gated rear yard
- Two storey modern offices
- Positioned just off Nottingham's ring road with quick access to the A610 and Junction 26, M1



**FOR SALE /
TO LET**



Location



Gallery



Video



Contact



Location

The property is located within an established industrial location forming part of the Glaisdale Drive Industrial Estate, positioned just off Wigman Road which has direct access to Nottingham's main arterial routes being the A6514 and A610 with the A610 benefitting from direct access to Junction 26 of the M1 motorway.

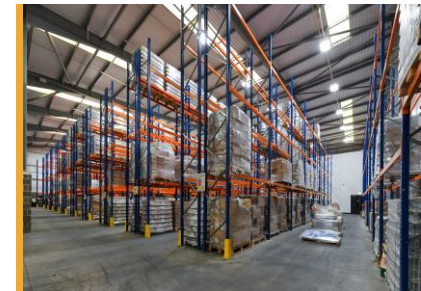
The property is approximately 3.5 miles west from Nottingham City Centre in a highly accessible location with nearby local bus routes.

Floor Areas

From measurements undertaken on site, we understand the property has the following Gross Internal Area (GIA):

Accommodation	m ²	ft ²
Warehouse	1,810.5	19,488
Ground Floor Offices	310	3,337
First Floor	310	3,337
Total	2,430	26,162

(This information is given for guidance purposes only.)





Description

The property benefits from a detached industrial / warehouse unit of steel portal frame construction positioned under a pitched roof with brick elevation. The property benefits from the below specification:

Warehouse

- Gas blower heating system
- Existing racking in situ (option for this to be removed)
- Covered loading area
- LED lighting
- 10% translucent roof lights
- 8m eaves rising to 10.80m
- CCTV and Alarm system
- 4 x level loading access doors (all electric)

Offices

- Reception/entrance area
- High quality offices with LED lighting
- Gas central heating system
- Glass partitioning in part incorporating meeting rooms
- Modern fully fitted kitchenette
- WCs and showers

External

- Rear yard area
- 20 designated car parking spaces with the potential for overspill in the yard
- Securely fenced and gated site

Business Rates

From investigation on the Valuation Office Agency (VOA) website, we understand the following:-

Rating Authority: Nottingham City Council
Rateable Value: £91,000

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries of the Local Authority.)

EPC

The property has an EPC rating of **C-60** which is valid until May 2034.

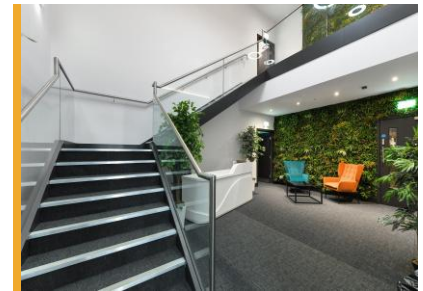
Lease Terms and Rent

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

£225,000 per annum
(Two hundred and twenty-five thousand pounds)

VAT

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



External Photography





Location



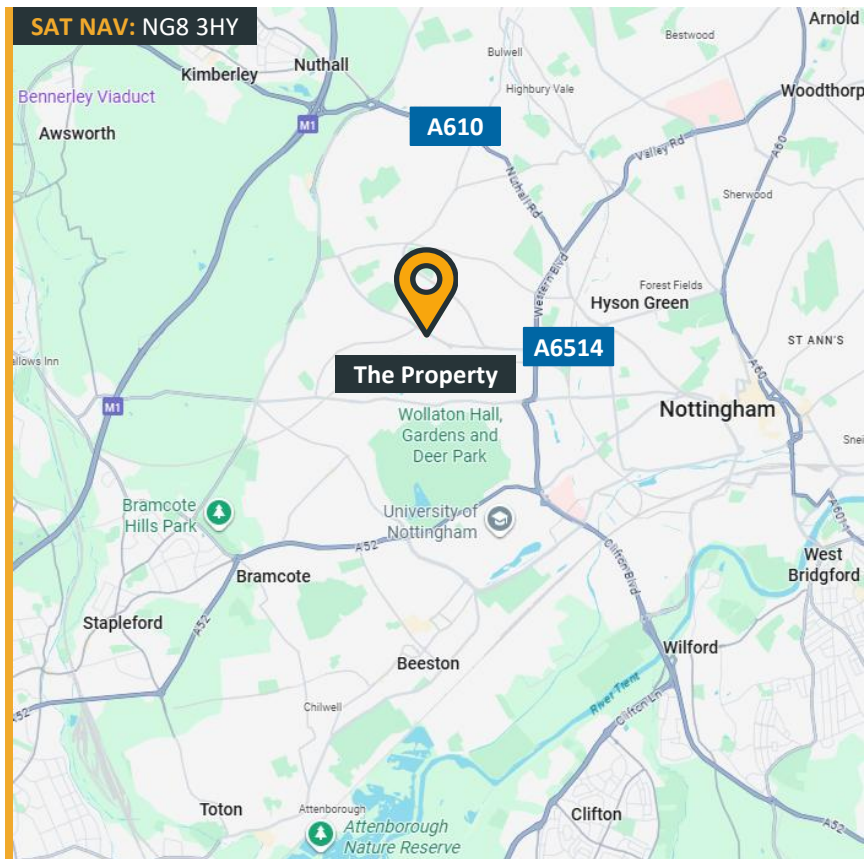
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Sale Price

The long leasehold interest is available to purchase at a quoting price of:

**Offers in the region of £3,000,000
(Three million pounds)**

The long leasehold is at a peppercorn rent for a term of 105 years expiring on 20th March 2131.

Further Information

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

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