



## OPPORTUNITY TO ACQUIRE / RENT A DETACHED MODERN WAREHOUSE UNIT IN BILBOROUGH, NOTTINGHAM

FHP are delighted to bring to market an excellent opportunity to purchase or lease a high-quality industrial/warehouse unit on Wigman Road, Nottingham. Situated at 35 Wigman Road, the property occupies a prominent position within the well-established Glaisdale Drive Industrial Estate in Bilborough, just West of Nottingham city centre. The location provides excellent connectivity, with immediate access to Nottingham's key arterial routes, including the A6514 and A610, the latter offering direct links to Junction 26 of the M1 Motorway. Bilborough lies approximately 3.5 miles from the city centre and benefits from strong public transport links and established commercial surroundings.

The property comprises a detached industrial/warehouse unit of steel portal frame construction, set beneath a pitched roof incorporating translucent roof lights. The exterior features a combination of cladding and brick elevations. Externally, the site offers generous parking provision to the front elevation, alongside a securely fenced and gated rear yard with additional parking and EV charging points, enhancing both practically and sustainability.

Internally, the building provides clear-span warehouse and production space, complemented by two-storey office accommodation positioned at the front of the unit. The property extends to a total of 26,162 sq ft, with the office element currently undergoing a comprehensive refurbishment programme. Once complete, the offices will deliver high-quality contemporary workspace, including a feature-wall reception area, modern glass-partitioned meeting rooms, shower facilities, and a fully fitted kitchenette.

Amy Howard, surveyor at FHP Property Consultants commented:

*"This is a fantastic opportunity for an owner-occupier seeking to acquire a substantial industrial/warehouse facility, or for an occupier looking to secure high-quality premises on a leasehold basis. The unit presents extremely well and is positioned within an established industrial location, surrounded by a strong mix of regional and national occupiers. Our client has invested significantly in the office accommodation to deliver Grade A workspace, paired with excellent warehouse potential offering clear-span space and 8m eaves height. The property also benefits from strong parking provision, EV charging points and a secure yard."*

Fisher Hargreaves Proctor Limited is the region's leading commercial property consultancy.  
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*There is currently limited supply of industrial units of this size available for sale in the locality and we anticipate strong interest in 35 Wigman Road. The property is also available at a competitive rental level and provides a detached self-contained unit with excellent production space, making it suitable for a wide range of occupiers including logistics and distribution, light manufacturing, ecommerce, storage and more."*

For more information on the unit or if you would like to arrange a viewing, please contact me on 07887 787894, or email me at [amy.howard@fhp.co.uk](mailto:amy.howard@fhp.co.uk).

ENDS

Amy Howard

17 February 2026