

# Rennie Hogg Road

Set in approx 6.6 acres

Riverside Business Park, Nottingham, NG2 1RX

Newly refurbished warehouse/distribution facility with securely fenced and gated large yard. Available as a whole.

72,059 sq ft / 6694.5 sq m



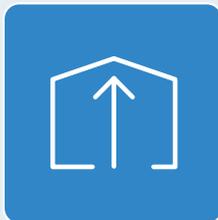
Recently Refurbished

# Industrial / warehouse units

## 72,059 sq ft



Large office car park



Unit 1 - 8m eaves height  
Unit 2 - 7m eaves height



Unit 1 - 14 dock level doors and 4 level access doors



Unit 2 - 22 dock level doors and 4 level access doors



Good provision of ground and first floor offices within Unit 1



Gatehouse controlled fenced access and egress from Rennie Hogg Road



Concrete surfaced loading yard  
50m x 150m

The property comprises two steel portal framed warehouses and a large concrete yard. Unit 1 provides road facing two storey offices.

The buildings have been completely refurbished.

After completion of the refurbishment, Unit 1 has 14 docks and 4 level access loading doors and Unit 2 has 22 docks and 4 level access loading doors.

# Site plan & accommodation

Unit	Size (sq ft)	Size (sq m)
Unit 1 Office	3,369	313
Unit 1 Warehouse	31,398	2,917
Unit 1 Office (First floor)	3,315	308
<b>Unit 1 Total</b>	<b>38,082</b>	<b>3,538</b>
Unit 2 Office	538	50
Unit 2 Warehouse	32,626	3,031
Unit 2 Office (First floor)	624	58
<b>Unit 2 Total</b>	<b>33,788</b>	<b>3,139</b>
Gatehouse	189	18
<b>Total</b>	<b>72,059</b>	<b>6,695</b>

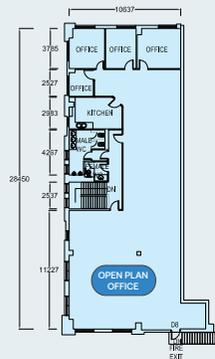


# Floor plans

## Building 1



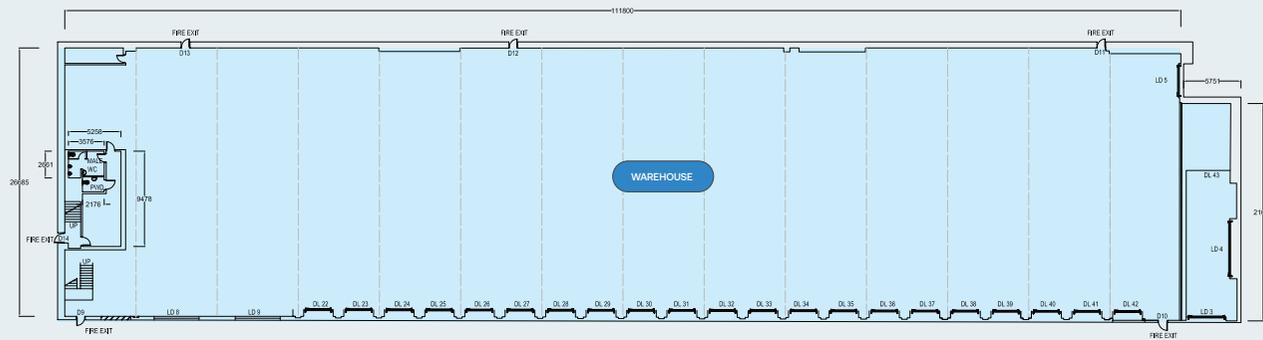
GROUND FLOOR PLAN



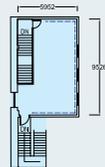
FIRST FLOOR PLAN

# Floor plans

## Building 2



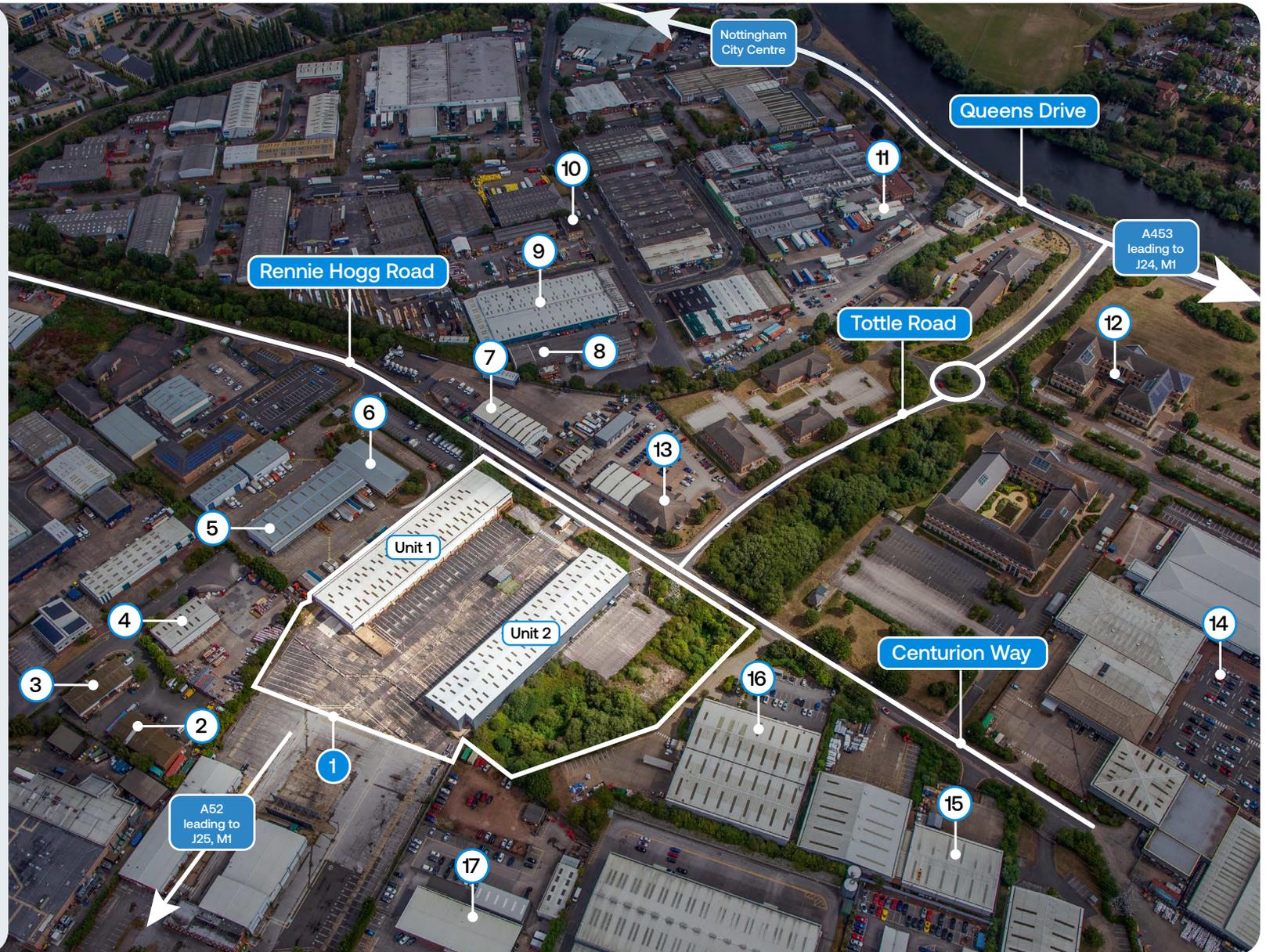
GROUND FLOOR PLAN



FIRST FLOOR PLAN

# An established industrial and logistics location

- 1 Units 1 and 2 - Available
- 2 Warburton Service
- 3 N1 Visual
- 4 SIG Roofing
- 5 Cruxpool
- 6 FedEx Station
- 7 Keltruck Scania
- 8 Daltons Wadkin
- 9 Print & Display
- 10 Travis Perkins
- 11 Complete Food Group
- 12 St James's Place
- 13 Land Rover Service Centre
- 14 Riverside Retail Park
- 15 Sauce Shop
- 16 Vision Express
- 17 Honda Vertu

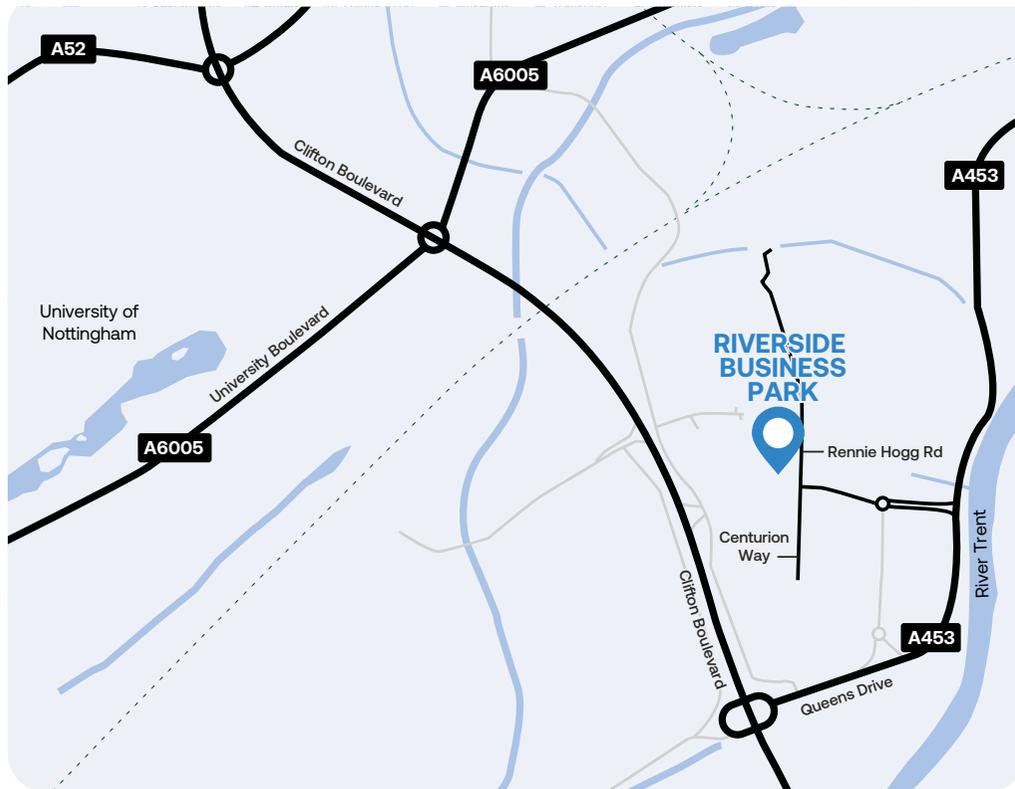




 [Watch Video](#)



# Location



Riverside Business Park is accessed from the A453, 2 miles south west of Central Nottingham and comprises a modern mixed use business park within the Lenton Lane Industrial Estate.



The A453 connects to the A52 (0.5 miles from the site) which in turn provides direct access to Junctions 24, 25 and 26 of the M1 – the three M1 junctions which serve Nottingham.



Nottingham Station is accessed by the A453 and is 1.5 miles north east of the site.



East Midlands Airport is located approximately 13 miles south west of the property accessed by the A453 / J24, M1.



Nottingham is at the heart of the East Midlands with 89% of the UK population accessible within a 4 hour HGV drive time.

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Book a viewing

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## **Further information:**

### **EPC**

EPC rating of both Unit 1 and Unit 2 is B.

### **VAT**

VAT is payable where applicable.

### **Legal Costs**

All parties will be responsible for their own legal costs incurred in the transaction.

### **Terms**

Available on new full repairing and insuring leases.

### **Anti-Money Laundering Regulations**

Anti-Money Laundering Regulations In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

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