

Superb detached warehouse/industrial unit with large secure yard and generous parking

2,643m²
(28,457ft²)

- Secure 47 metre surfaced loading yard and car parking area
- Two storey modern office space
- 8 metre eaves height with clear span warehouse space
- Situated within an established industrial estate
- Undergoing extensive refurbishment
- Fantastic loading facilities



TO LET



Location



Gallery



Video



Contact



Location

Unit 3 is located within Glaisdale Drive Industrial Estate known as one of Nottingham's most popular and established estates located approximately 4 miles west of centre Nottingham.

The A6002 and A52 are within close proximity to the subject property and provide further connection to Junction 25 of the M1 motorway (approx. 5 miles south) with Junction 26 accessed by the A6002 (approx. 3 miles north).

Floor Areas

From measurements undertaken on site, the property provides the following approximate Gross Internal Area (GIA):

2,643m² (28,457ft²)

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

Planning

The unit will benefit from planning for industrial / warehouse use.

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





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Description

The property offers a detached warehouse unit built with a steel portal frame with a mix of brick and profile clad elevations under a pitched roof. The specification of the building includes the following:

Warehouse

- LED lighting
- Eaves height of approx. 8 metres
- Two full height level loading access doors (electric)
- Clear span space
- 10% translucent roof lights
- Gas blower

Ground & First Floor Offices

- LED lighting throughout
- WCs per floor and kitchenette facility
- Air conditioning
- Gas fired central heating system

Externally

- Securely fenced and gated yard area
- Parking offering 26 spaces with overspill in the yard area
- Palisade fencing surrounding the demise

Business Rates

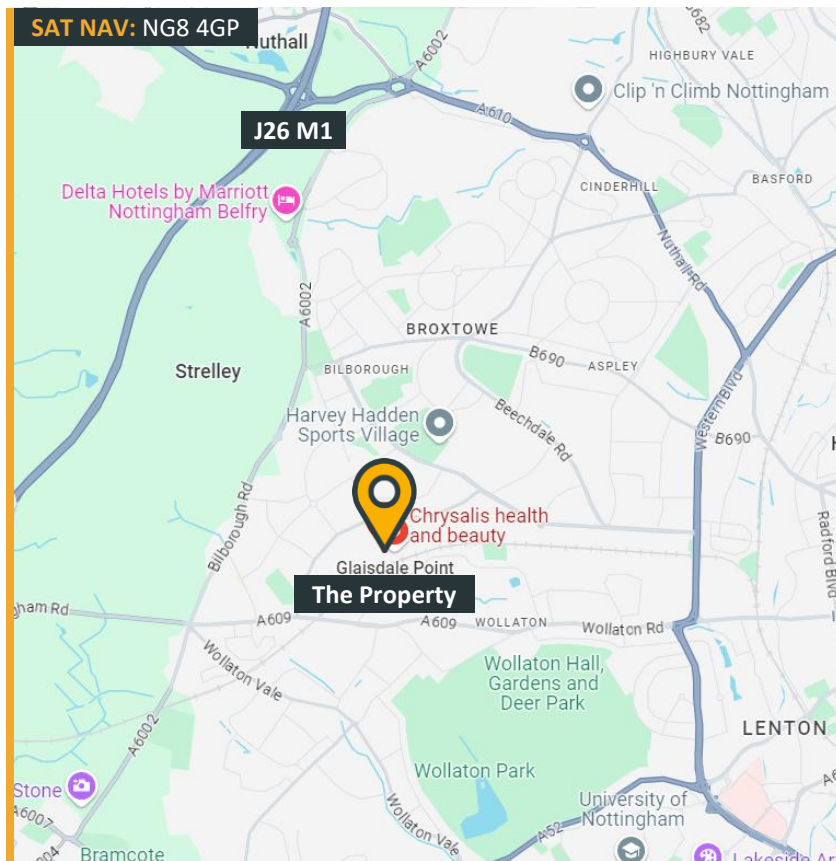
The business rates are to be reassessed upon occupation.

Energy Performance Certificate

The current EPC rating is **C-56** valid until November 2030.

Drone Photography





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

Lease Terms and Rent

The property is available on a new lease for a term of years to be agreed.

Quoting terms are available upon request from the agents.

VAT

VAT is applicable to the rent and all other costs due at the standard rate.

Further Information

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

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