

Units 7 & 8 | Glaisdale Parkway | Nottingham | NG8 4GP

Well-positioned warehouse units undergoing extensive refurbishment with excellent parking provisions

1,122m² to 2,245m²
(12,082ft² to 24,166ft²)

- The units offer a comprehensive parking / loading area to the front elevation
- Positioned in a well-established industrial location benefitting from a strong tenant mix
- Available individually or combined
- Two storey offices to the front elevation with a generous reception area
- Excellent access to Junction 26 of the M1 motorway approximately 3 miles North



TO LET



Location



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Location

Glaisdale Parkway leads off Glaisdale Drive, an established warehouse and industrial location on the fringe of Nottingham City Centre, approximately 3 miles. It is located 2 miles from Junction 26 of the M1 Motorway and 4 miles from Junction 25.

It has good connection to Nottingham's ring road and a good level of nearby transport connectivity as well as local bus routes providing direct access into central Nottingham.

Description

The units consists of steel portal frame construction with external metal cladding and partial glazed facades, The specification includes:

Warehouse

- LED lighting
- Eaves height of approx. 6.4 metres
- 1x loading access door per unit
- Clear span warehouse space
- 10% translucent roof lights

Ground & First Floor Offices

- Recently refurbished
- LED lighting
- Grey carpet tiles
- WC and kitchenette facilities

Externally

- Generous level of on-site parking and excellent delivery access with a barrier for further security





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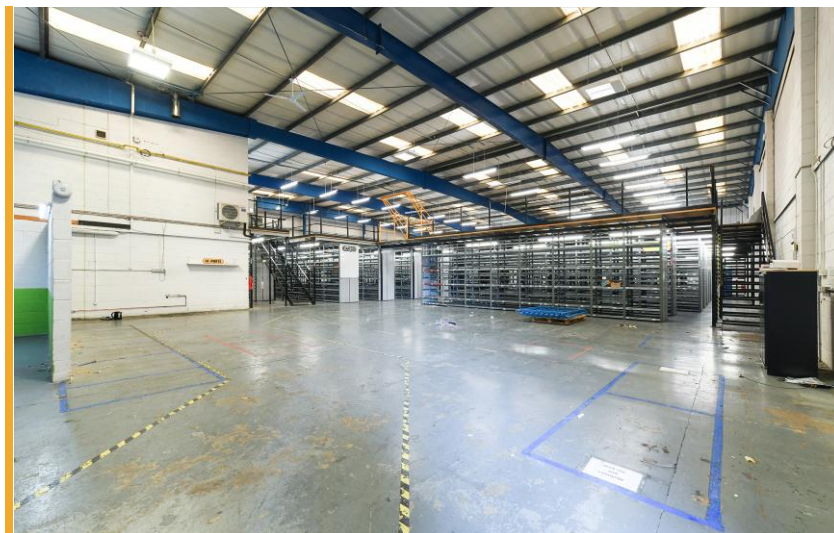


Floor Areas

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

Unit	m ²	ft ²
Unit 7	1,122.45	12,082
Unit 8	1,122.63	12,084
Units 7 & 8	2,245.08	24,166

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



Business Rates

The business rates are to be reassessed upon completion of separating the units.

Energy Performance Certificate

Unit 7: **B-44** Valid until November 2030

Unit 8: **B-45** Valid until November 2030

Planning

The units 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 council.)



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Drone Photography





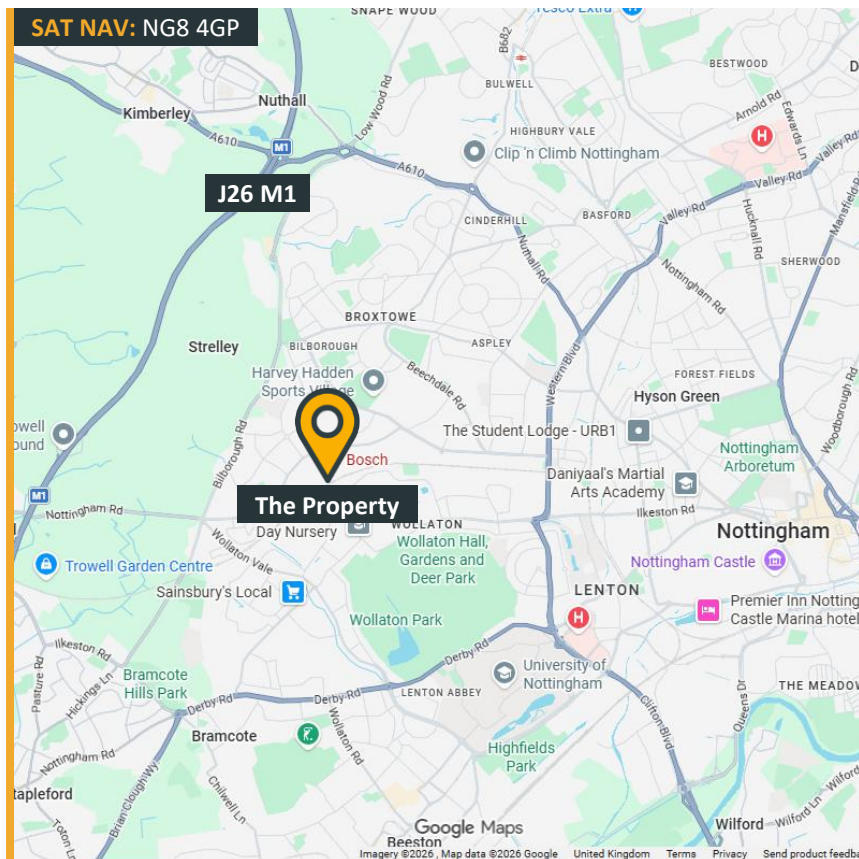
Location



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Lease Terms and Rent

A new lease is available 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 service charge 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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