

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

2,643m<sup>2</sup>  
(28,457ft<sup>2</sup>)

- 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):

**2,643m<sup>2</sup> (28,457ft<sup>2</sup>)**

(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.)





## 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



