

2A Victoria Road | Netherfield | Nottingham | NG4 2HE

Trade counter/showroom/industrial unit with offices and secure fenced car park to the rear

310m²
(3,337ft²)

- Prominent roadside frontage onto Victoria Road
- Glass frontage behind security shutter
- Ideal for showroom / trade counter / light industrial and a variety of alternative uses
- Internal offices, WC and kitchen facilities
- Clear span warehouse accommodation
- Full height electric roller shutter door to rear
- Securely fenced and gated yard
- Onsite parking provision



FOR SALE/TO LET



Location



Gallery



Contact





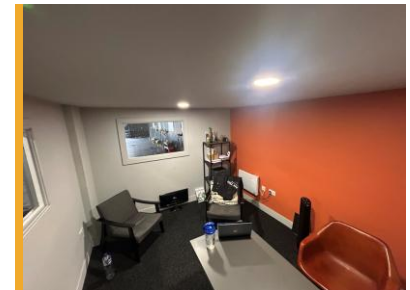
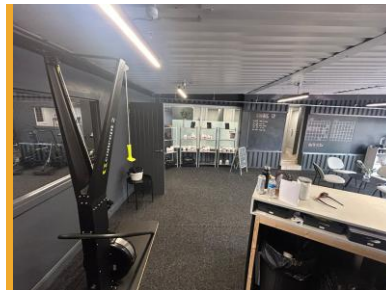
Location

The property is located within the centre of Netherfield fronting Victoria Road, a well established and densely populated suburb of Nottingham. The location benefits from strong local footfall and connectivity, sitting approximately 0.75 miles east of Nottingham City Centre, just north of the A612 Colwick Loop Road. The unit has excellent access to Nottingham City Centre and surrounding suburbs of Colwick, Netherfield and Burton Joyce making the unit well suited to customer facing operations.

Description

The property is of steel portal frame construction on a self contained plot. The layout is well suited to a wide range of occupiers requiring customer facing space alongside operational storage/production areas. The specification of the building includes:

- Security shutter to front and full glass frontage
- Full height electric roller shutter door to rear
- 4m eaves
- Strip lighting
- Single phase power
- Office space
- Kitchen facilities/WC's
- Secure gated rear yard with garage/lock-up
- Good car parking provisions





Floor Areas

We calculate the floor are to be:

310m² (3,337ft²)

(This information is given for guidance purpose only)

Sale Price

The premises are available on a freehold basis benefitting from vacant possession, a quoting price of:-

£315,000

(Three Hundred and Fifteen Thousand Pounds)

Rent

The premises are available to let on a new lease and we are quoting:

£32,500 per annum

(Thirty two thousand five hundred pounds)

VAT

VAT applies to rent and other payments due under the lease.

EPC

The property has an EPC Rating of C-61.



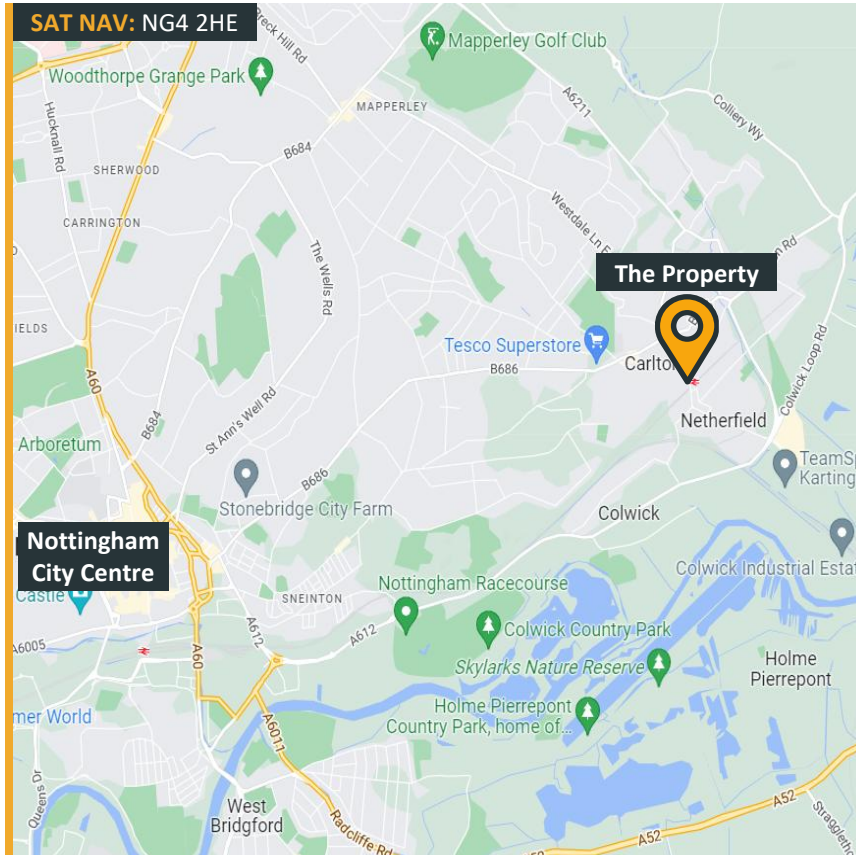
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Business Rates

From enquiries of the Valuation Office website we understand the following:

Rateable Value: £29,500

Rates Payable: £12,950.50

(This information is given for guidance purpose only and prospective tenants are advised to undertake their own enquiries of Gedling Borough Council)

Further Information

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

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08/04/2026

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