

Self-contained hybrid office and warehouse unit with a substantial yard area

344m²
(3,708ft²)

- Popular industrial location
- Ground floor workshop/warehouse area
- First floor ancillary and office space available
- Large car park and yard area
- Good access to J26, M1 motorway
- Available immediately



TO LET



Location



Gallery



Contact



Location

Southglade Business Park is a well located out of town office/industrial business park. The location benefits from access to the A611 which provides access to both the M1 motorway and Junction 26 inside a 10 minute drive time as well as being a short 5 miles from Nottingham City Centre. The property lies in close proximity to Tesco Superstore, Bulwell Golf Course, The City Hospital.

The Property

The property comprises a self contained two-storey brick elevation building with a pitched and tiled roof of approximately 1990's build.

The property benefits from ground floor warehouse/showroom and office space with 4.52 metre eaves, 2 full height roller shutter doors and first floor mezzanine stores/offices.

Business Rates

From enquiries of the Valuation Office website we understand the property has a rateable value from April 2026 of £22,250.

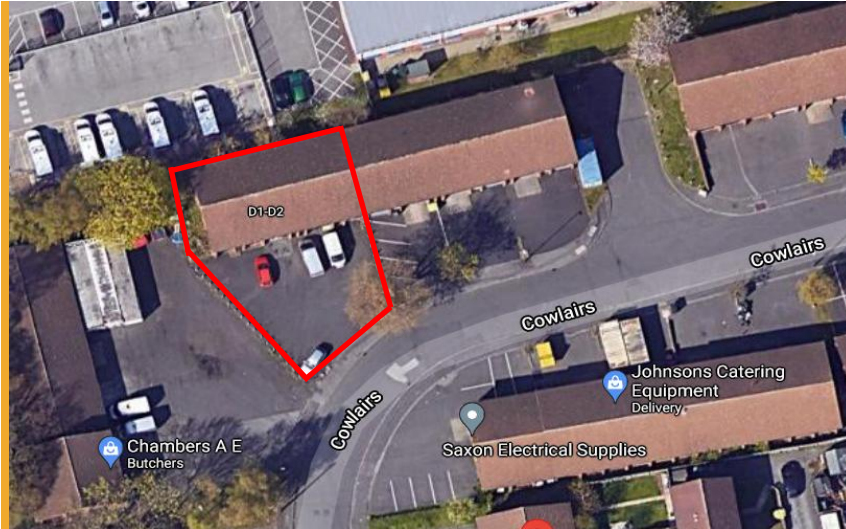




Floor Areas

Floor	m ²	ft ²
Ground Floor	198	2,135
First Floor	146	1,573
Total	344	3,708

(This information is given for guidance purposes only)



Specification

The specification of the property includes:

Warehouse

- 2no full height roller shutter doors
- 2no personnel doors
- Strip lighting
- 3 phase power
- Alarm

Offices

- Heating and lighting
- Sockets throughout
- WC's and kitchen facility

Externally

- Large tarmacked car park to the front elevation



Location



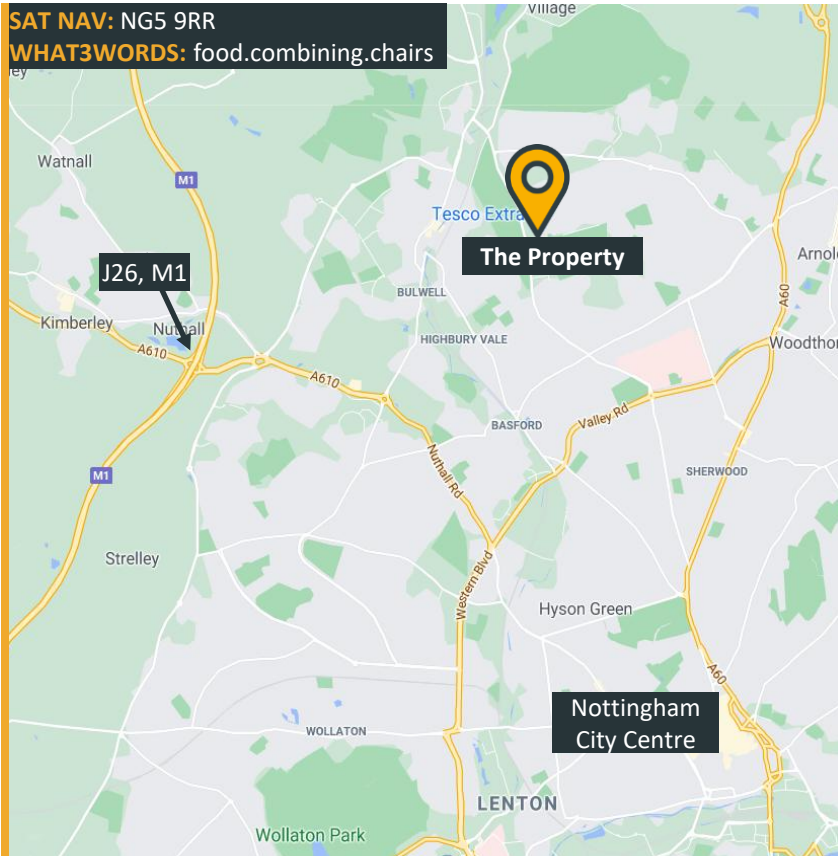
Gallery



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SAT NAV: NG5 9RR

WHAT3WORDS: food.combining.chairs



Rent

The building is available on a new effective fully repairing and insuring lease and we are quoting a rental of:

£25,000 per annum exclusive
(Twenty-five thousand pounds)

VAT

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

EPC

The EPC rating for the property is F(139).

Further Information

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

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17/04/2026

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