

## Prominent warehouse/trade unit situated within an established industrial estate near Nottingham City Centre

685m<sup>2</sup>  
(7,359ft<sup>2</sup>)

- Positioned within a popular industrial location in close proximity to Nottingham City Centre
- Excellent nearby transport links, including local bus routes and NET Tram stop
- Strong parking provisions with generous yard area
- End terrace prominent unit
- Ground and first floor office/ancillary space with fully fitted kitchenette



**TO LET**



Location



Gallery



Contact

## Location

Ashville Close is situated within the established Queens Drive Industrial Estate just off Cross Gate Drive leading to the A453 providing immediate access to the southern fringe of Nottingham City Centre. The premises is well positioned between the inner and outer ring road providing further access to Junction 26 of the M1 motorway via the A610, A52 and A453.

The estate is well populated with a variety of tenants including War Lord Games, Fed-X, Howdens, Travis Perkins, Tool Station, amongst others and benefits from both trade and warehouse/industrial occupiers within close vicinity.

## Accommodation

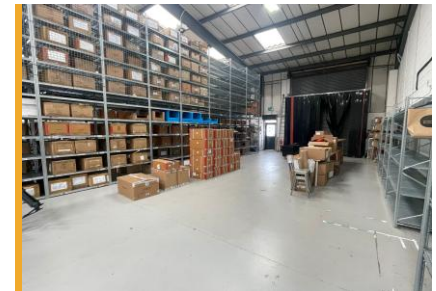
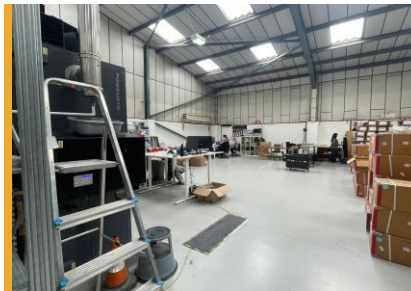
From measurements taken on site we calculate the following:

Area	M <sup>2</sup>	Ft <sup>2</sup>
GF Warehouse	591	6,358
FF Offices	94	1,001
<b>Total</b>	<b>685</b>	<b>7,359</b>

(This information is given for guidance purposes only)

## EPC

The property has an EPC rating of **C-66** which is valid until February 2032.





## The Property

The unit benefits from an end terrace unit of steel portal frame construction, featuring brick and blockwork elevations and profile cladding positioned under a pitched roof with translucent roof lights, with the following specification:

### Warehouse

- 5.7 metre eaves height
- Full height level loading access door
- Air conditioning
- AMP lighting
- Storage racking providing mezzanine space (can be retained via negotiation)
- Concrete flooring

### Offices

- Fully fitted ground floor kitchenette
- WC and shower facilities
- Grey carpet tiles throughout
- Strip LED lighting
- Ancillary/storage area

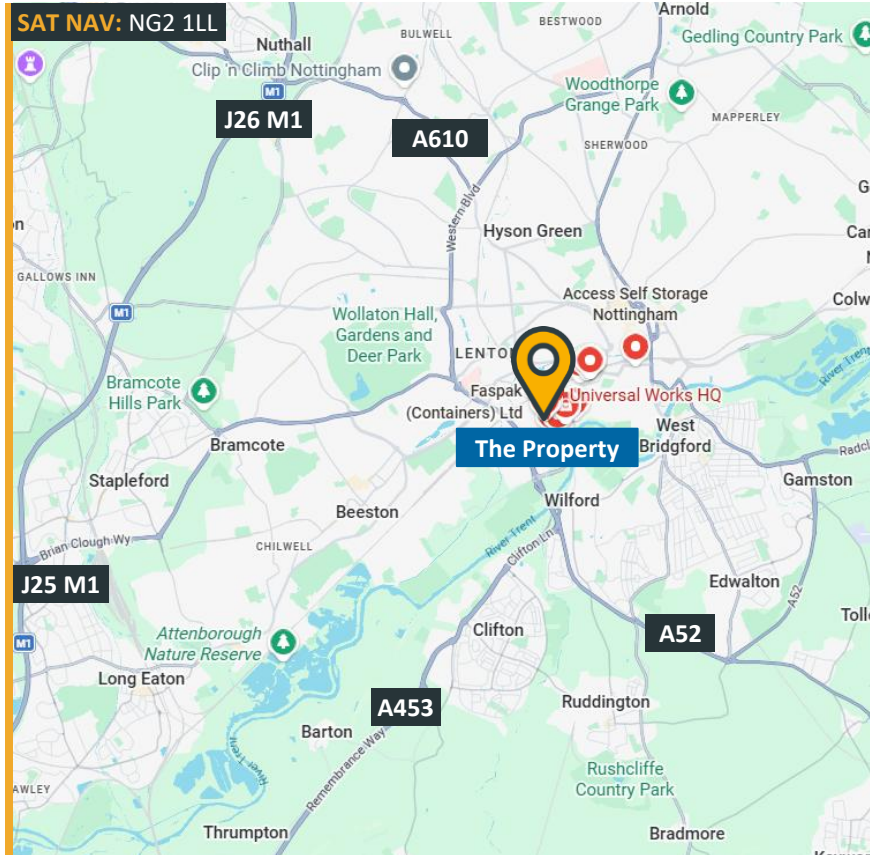
### External

- 14 designated car parking spaces
- Generous concrete forecourt/yard area
- Personnel entrance door

## Business Rates

**Rating Authority:** Nottingham City Council  
**Rateable Value:** £55,000 per annum (01/04/2026)

(This information is given for guidance purposes only and interested parties should make their own enquiries of Nottingham City Council.)



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

## Rental Terms

The property is available by way of a sublease expiring on 20<sup>th</sup> September 2027.

## Quoting Rent

The property is available at a quoting rent of:

**£58,784 per annum**

**(Fifty-eight thousand seven hundred and eighty-four pounds)**

## VAT

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

## Further Information

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

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