

Rear of Unit 2 | 129 Alfreton Road | Nottingham | NG7 3JL

Immediately available city centre storage / warehouse unit

136.68m²
(1,471ft²)

- Conveniently located just off Alfreton Road with great links to City Centre
- Secure fenced and gated site
- Generous yard to the front of the unit for additional storage / operational space
- High quality mezzanine and generous office space
- Electric roller shutter door
- 3 phase power and LED lighting



TO LET



Location



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Location



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Location

The unit is conveniently located just off Alfreton Road, accessed via Holden Street. The property offers fantastic links into the Nottingham City with a substantial amount of public transport available, being located on an arterial bus route and within walking distance of the NET tram line.

The property benefits from a great selection of nearby amenities including Tesco Express and Papa Johns Pizza. Other nearby amenities include a number of restaurants, bars, shops, hairdressers and much more.

The property has on street parking available to the front of the unit with short stay parking directly next to the property.

Description

The unit comprises cinder block construction with a concrete floor and roller shutter door access. The site is accessed via a secure gate and benefits from a hard standing yard, which can be used for operational needs or parking.

The unit itself benefits from a mezzanine, modern kitchenette and WC and proportionate office and meeting room space. The property benefits from LED lighting, 3 phase power, broadband connection, security cameras and full alarm system.

The property also benefits from Use Class E being suitable for a variety of uses.





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Accommodation

According to the measurements undertaken on site, we calculate the floor area to be:-

136.68m² (1,471ft²)

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

EPC

The property has an EPC rating of **D/88**.

Business Rates

It is understood the property will benefit from full small business rates relief.

Quoting Rent

The property is available by way of assignment at a rent of:-

£9,500 per annum
(Nine Thousand Five Hundred Pounds)



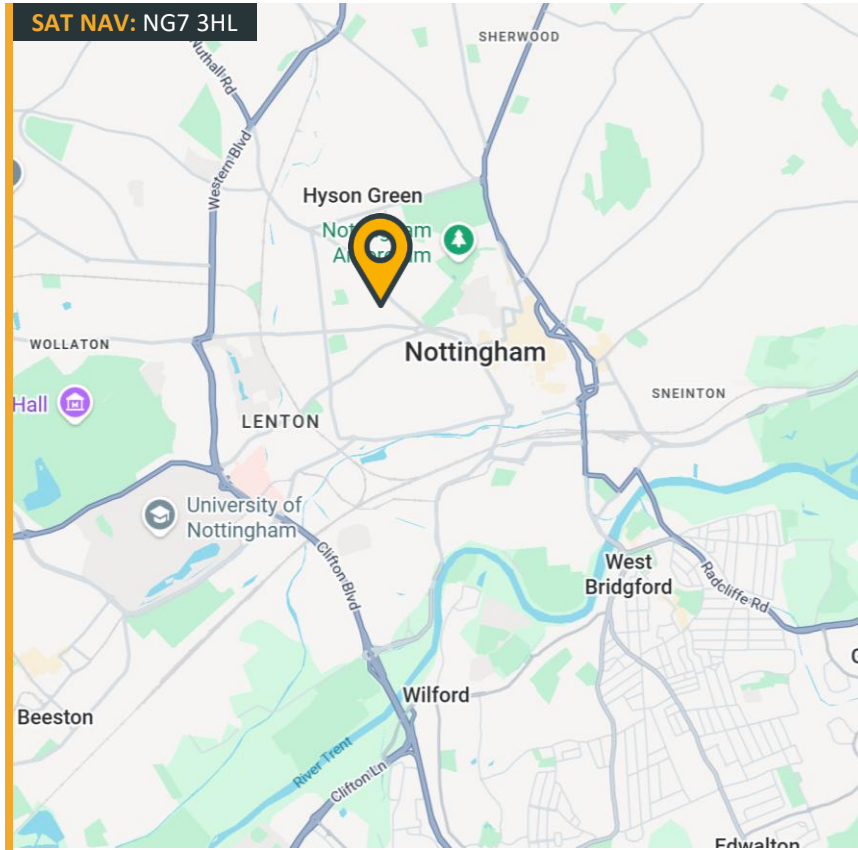
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VAT

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