

17 Glaisdale Drive East | Nottingham | NG8 4LY

## Cost effective good value detached warehouse/industrial/manufacturing/storage unit with offices and welfare facilities in established industrial location

580.65m<sup>2</sup> (6,250ft<sup>2</sup>)

Yard – 14,000ft<sup>2</sup> (0.32 acres)

- Road facing location
- Potential for trade counter use
- Mixture of stores, production/manufacturing space, offices and welfare facilities
- Securely fenced and gated yard
- Large rear secure yard and car parking to front
- Excellent links to the motorway network
- Strong tenant mix including Hunter Douglas, Royal Mail and Screwfix
- Available from November 2026



Competitive  
Rents

**TO LET**



Location



Gallery



Video



Contact



## Location

The property is prominently located on Glaisdale Drive East which is located approximately 2.5 miles west of Nottingham City Centre. The property is approximately 2 miles from J26 and 4 miles from J25 of the M1 Motorway, providing direct links to major cities and access to the wider motorway network. The area has good connection to Nottingham's Ring Road and good levels of nearby transport connectivity.

## Description

A detached industrial building with a glazed frontage to Glaisdale Drive East with a mixture of storage, offices and welfare with front car parking area and large self contained yard with two entrance points.

The general specification of the building includes:

- Clear span space
- Glazed frontage
- Security shutters to the front
- Storage/production space/offices/welfare facilities
- Part canopy to rear
- Concrete floors throughout
- Lighting throughout
- Good power supply
- Roller shutter doors to rear
- Large concrete rear secure fenced yard with two entrance and exit points





## Floor Areas

From measurements taken on site we calculate the Gross Internal Area to be:

**580.65m<sup>2</sup> (6,250ft<sup>2</sup>)**

(This information is given for guidance purposes only)

## Rent

Competitive rents are available – rent on application.

## VAT

VAT will be applicable to the rent due at the standard rate.

## EPC

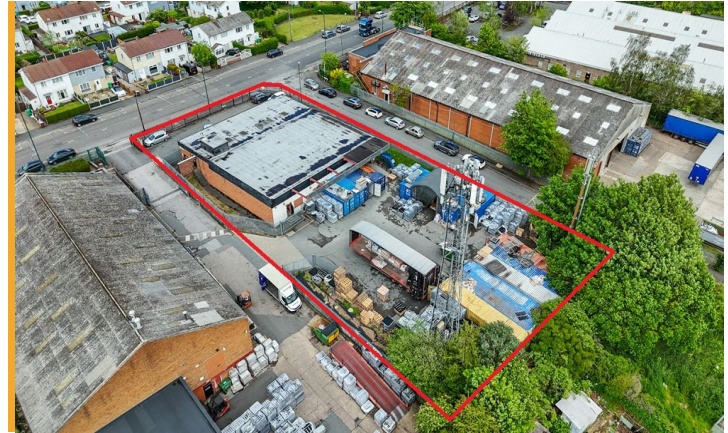
The EPC rating is available via the agent.

## Business Rates

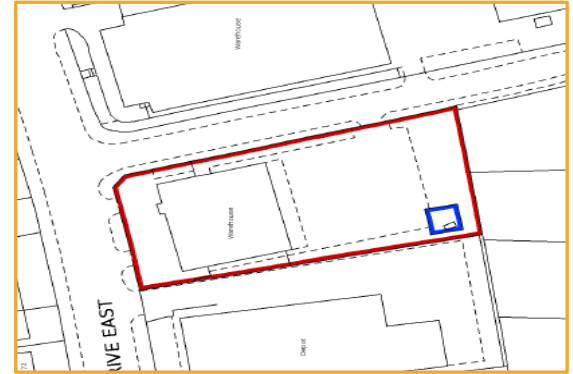
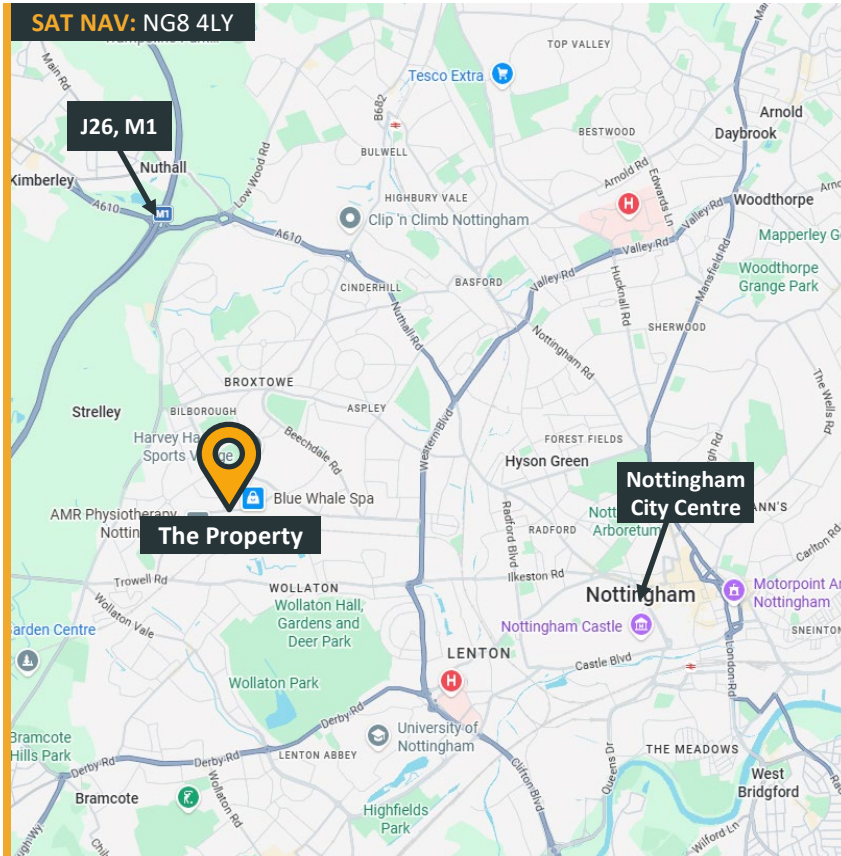
From enquires of the VOA website we understand the current Rateable Value of £69,500 is combined with Unit 19.

The landlord is in the process of splitting the rates for the unit and estimated figures can be provided by the agent.

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries of Nottingham City 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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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.