

Rare high-quality freehold industrial opportunity on Lenton Lane Industrial Estate

625.3m²
(6,731ft²)

- High quality modern industrial / warehouse unit
- Recently overclad exterior and replaced roof
- High quality offices and staff welfare facilities
- Three phase power and electric roller shutter door
- Situated within a strong industrial location with excellent access to A52, A453 and M1
- Available freehold or leasehold



FOR SALE / TO LET



Location



Gallery



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Location



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Location

The property is located on a prominent corner position at the junction of Alcester Street and Harrimans Lane, within the well established Lenton Lane Industrial Estate. This longstanding commercial area is one of Nottingham's key industrial locations, benefitting from excellent access to the A52, A453, Nottingham Ring Road and the wider regional motorway network, especially J24 of the M1.

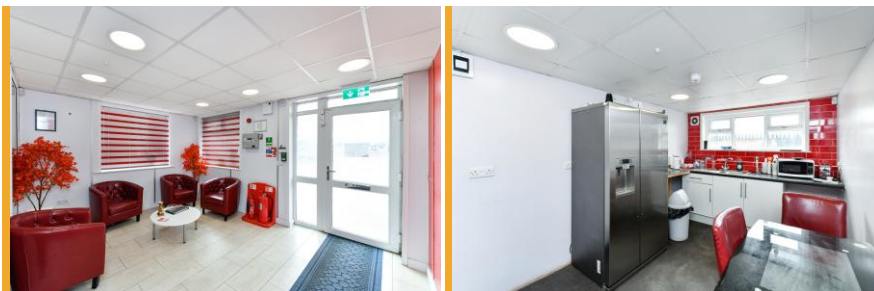
The surrounding area is known for a wide range of manufacturing, production and warehousing occupiers. Nottingham City Centre is approximately 1.5 miles away, providing convenient access and a substantial local labour pool.

Description

The property comprises a high quality industrial/warehouse unit that has been significantly upgraded over the past decade, presenting well both internally and externally. The building has been overclad with modern insulated panels, and the roof has been replaced, offering a clean, well maintained ready to occupy industrial property.

The building has the following specification:-

- LED lighting throughout the building
- Upgraded substantial three phase power
- Electric roller shutter door
- Excellent natural light via roof skylights
- Concrete floor
- Air compressor lines throughout the warehouse
- Security cameras and alarm system
- High quality mezzanine floor providing additional storage
- Welfare block containing male and female WCs, kitchenette and break out space
- Fully refurbished office accommodation including LED ceiling tiles, air conditioning, meeting rooms/individual office space and a fitted reception area
- 9 dedicated parking spaces





Accommodation

From measurements taken on site, we believe the approximate Gross Internal Area (GIA) extends to:

Unit	m ²	ft ²
Warehouse	454.90	4,897
Mezzanine	53.43	575
Offices	117.00	1,259
Total	625.33	6,731

EPC

Information regarding the EPC rating is available from the agent upon request.

Business Rates

Enquiries from the Valuation Office website, we understand the following:-

Rating Authority: Nottingham City Council
Rateable Value: £27,250



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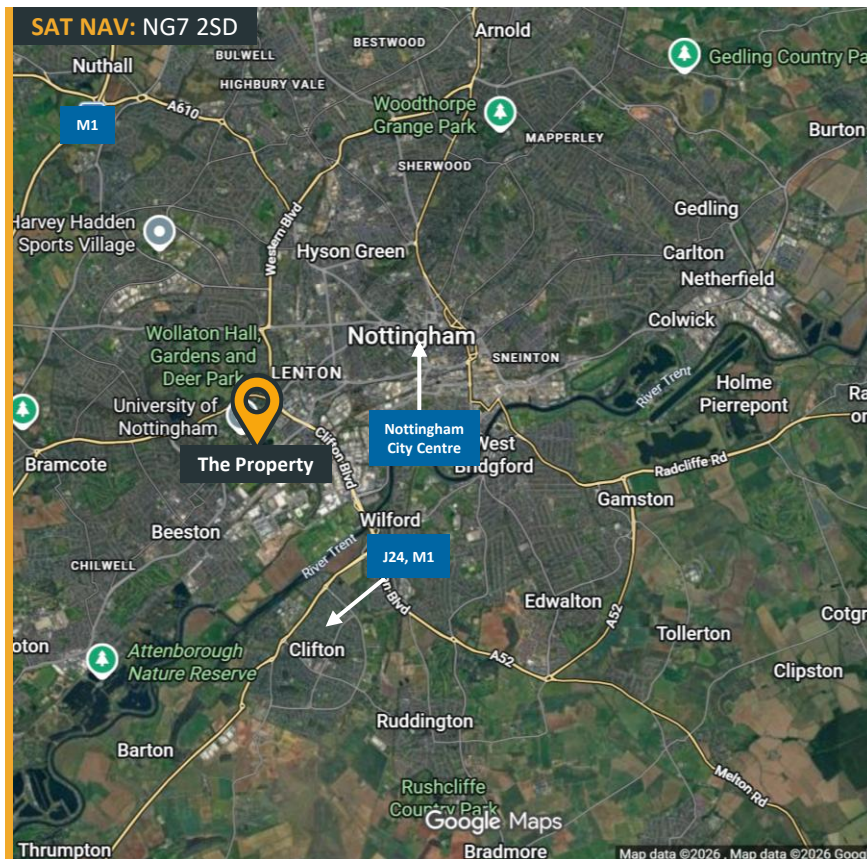
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Tenure

The unit is available on a freehold basis with vacant possession at a quoting price of:-

£625,000

(Six hundred and Twenty-Five Thousand Pounds)

The unit is available on a new lease for a term of years to be agreed at a quoting rent of:-

£55,000 per annum

(Fifty-Five Thousand Pounds)

VAT

The property is elected for VAT

Further Information

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

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