

Unit 25 | Nottingham South & Wilford Industrial Estate | Wilford Lane
West Bridgford | Nottingham | NG11 7EP

Rare chance to rent quality warehouse / production space south of Nottingham on a favoured industrial estate

751m²
(8,086ft²)

- Plus mezzanine of 163m² (1,749ft²)
- Good quality open plan warehouse / potential production space
- 15 allocated car parking spaces plus substantial delivery forecourt
- Ground and first floor office and ancillary
- 6 metre eaves
- Warehouse lighting



TO LET



Location



Gallery



Video



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Location

Prominently set on one of Nottingham's most popular industrial estates, one of the few to the south of the river in the city, Unit 25 Nottingham South and Wilford provides good quality potential warehouse or production space with extensive car parking and oversized delivery forecourt. The location offers quick access to the A52 and the centre of Nottingham.

Description

Offering simple clear span warehouse or production space augmented by good quality two storey offices and ancillary accommodation, details of the specification include:

Warehouse

- 6 metre eaves
- Clear span space
- Full height concertina door
- Lighting and heating (not tested)
- Mezzanine floor of 163m² (1,749ft²)

Office / Ancillary

- GF and FF stores / kitchen / office space
- Heating and lighting throughout
- Three individual offices at first floor level

Externally

- 15 allocated car parking spaces
- Oversized delivery forecourt





Accommodation

From measurements undertaken on site, the property provides the following approximate Gross Internal Area (GIA):

Floor	m ²	Ft ²
GF warehouse/stores/ancillary	660	7,100
FF offices	92	986
Total GIA	751	8,086

Plus mezzanine of 163m² (1,749ft²).

(This information is given for guidance purposes only.)

Business Rates

From investigation on the Valuation Office Agency (VOA) website, we understand the following:-

Rateable Value: £43,500
Rates Payable: £21,706.5

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries of Rushcliffe Borough Council.)

EPC

A copy of the EPC is available upon request.



Location



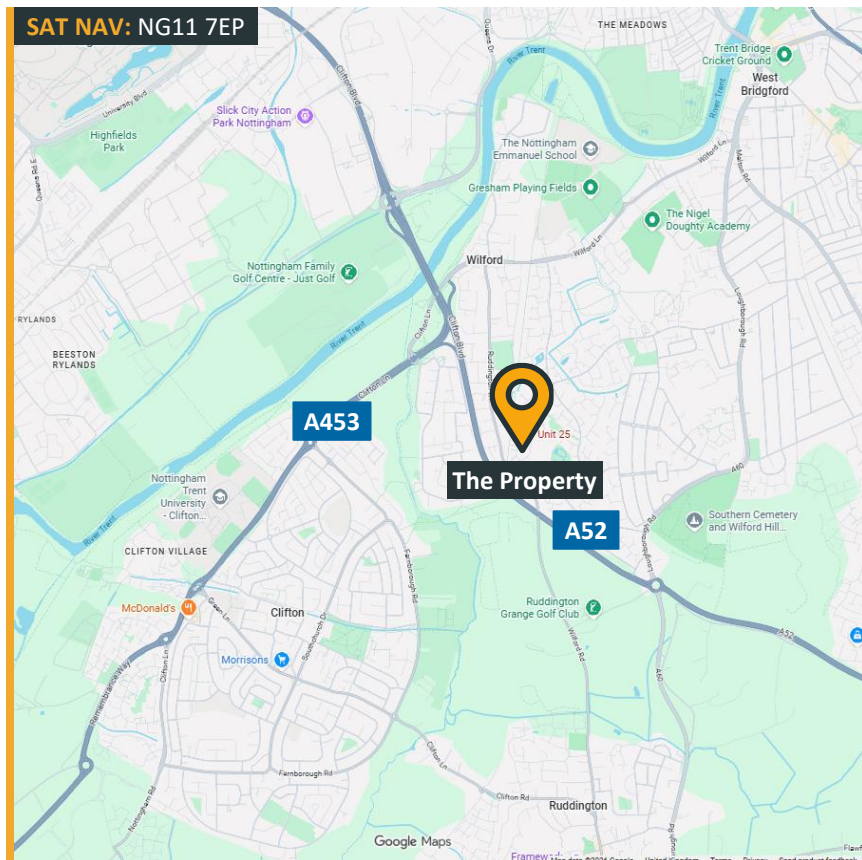
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Rent

A new lease is available at an asking rent of:

£85,000 per annum exclusive
(Eighty-five thousand pounds)

VAT

VAT will be payable upon the rent due.

Further Information

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

Jamie Gilbertson

07747 665 941

jamie.gilbertson@fhp.co.uk

Guy Mills

07903 521 781

guy.mills@fhp.co.uk

Tim Gilbertson

07887 787 893

tim@fhp.co.uk

**0115 950 7577**

Fisher Hargreaves Proctor Ltd.

10 Oxford Street
Nottingham, NG1 5BG

fhp.co.uk

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