

79 Arnold Road | Old Basford | Nottingham | NG6 0ED

Cost-effective industrial/warehouse space available on flexible terms

2,047m²
(22,040ft²)

- Securely walled and gated site
- Loading yard areas and parking
- 3 roller shutter doors
- Excellent access to Nottingham's Ring Road and Junction 26, M1
- Main road prominence



TO LET



Location



Gallery



Contact





Location



Video



Contact

Location

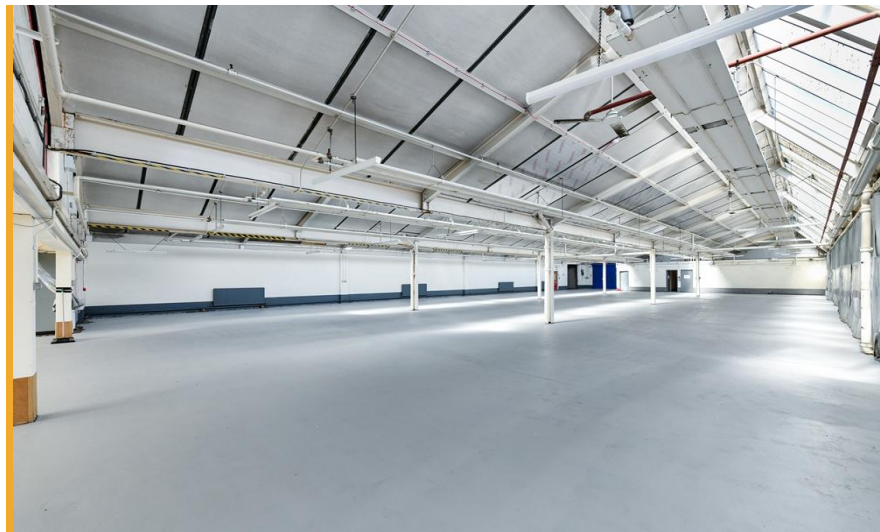
The property is prominently positioned fronting Arnold Road in Basford, minutes from Nottingham's ring road and very close to Junction 26 of the M1 Motorway and Nottingham City Centre.

Description

Offering very cost-effective, older style flexible space, the building provides a mix of potential warehouse or production space plus ground and first floor office and ancillary accommodation.

Sitting on a secure site with three gated access points, the building offers a rare chance to lease competitively priced accommodation close to the centre of Nottingham and its ring road plus Junction 26 of the M1 motorway/A610.

Externally, the building benefits from delivery yard space plus separate car parking.





Location



Video



Contact



Floor Areas

Description	M ²	Ft ²
Warehouse	1,845.50	19,865
Office Space	202.06	2,175
Total	2,047.56	22,040

(This information is given for guidance purposes only)

Rent

The property is available by way of a new lease at a rent of:

£110,000 per annum
(One hundred and ten thousand pounds)

Business Rates

From enquires of the VOA we understand the following:

Rateable Value from 1 April 2026: £80,000

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





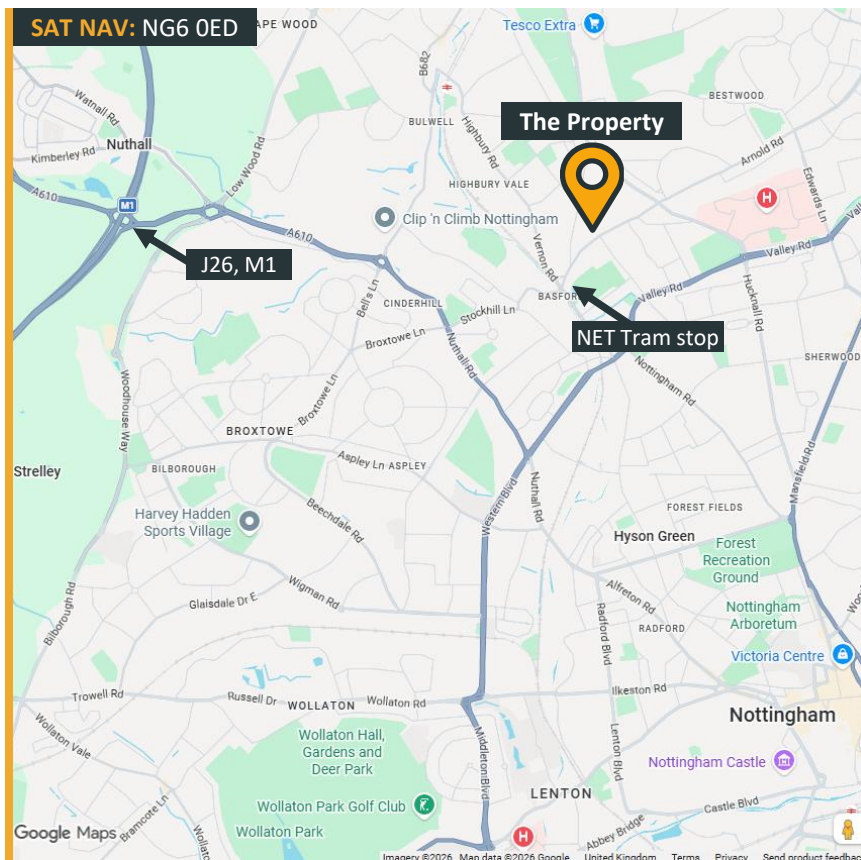
Location



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VAT

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

EPC

The property has an EPC Rating of C-72.

Further Information

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

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01/09/2026

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