

Good quality warehouse/potential industrial/trade counter with oversized yard and extensive car parking

462m²
(4,968ft²)

- Modern warehouse / potential production unit / trade counter
- Oversized yard and extensive parking
- Clear span flexible space
- Set just off the Colwick Loop Road on Victoria Business Park



TO LET



Location



Gallery



Video



Contact



Location



Gallery



Video



Contact

Location

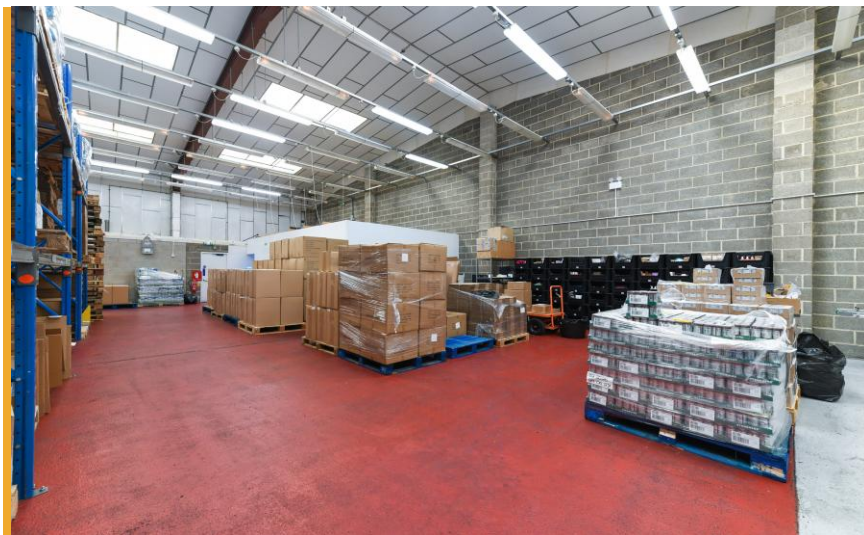
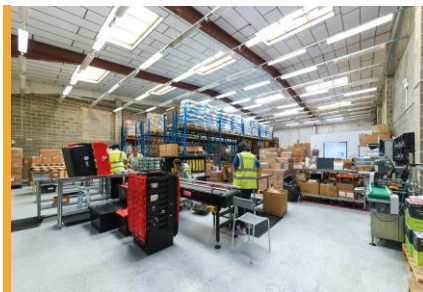
Forming part of Victoria Business Park just off Colwick Loop Road (A612), the building sits in a favoured location, offering quick access to the centre of Nottingham and its ring road plus benefiting from extensive facilities on Victoria Business Park itself.

Description

Providing good calibre simple warehouse or potential industrial/trade counter space, the building sits in a popular location with features to include:

- Clear span space
- 5 metre eaves
- Full height roller shutter door
- Warehouse lighting
- Ancillary office / kitchen and WCs
- Large loading apron and car parking for at least 10 vehicles or more with the ability to double park





Accommodation

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

462m² (4,968ft²)

(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: £32,500

Rates Payable: £16,217.5

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

EPC

The property has an EPC rating of **D-83** which is valid until **17 January 2030**.



Location



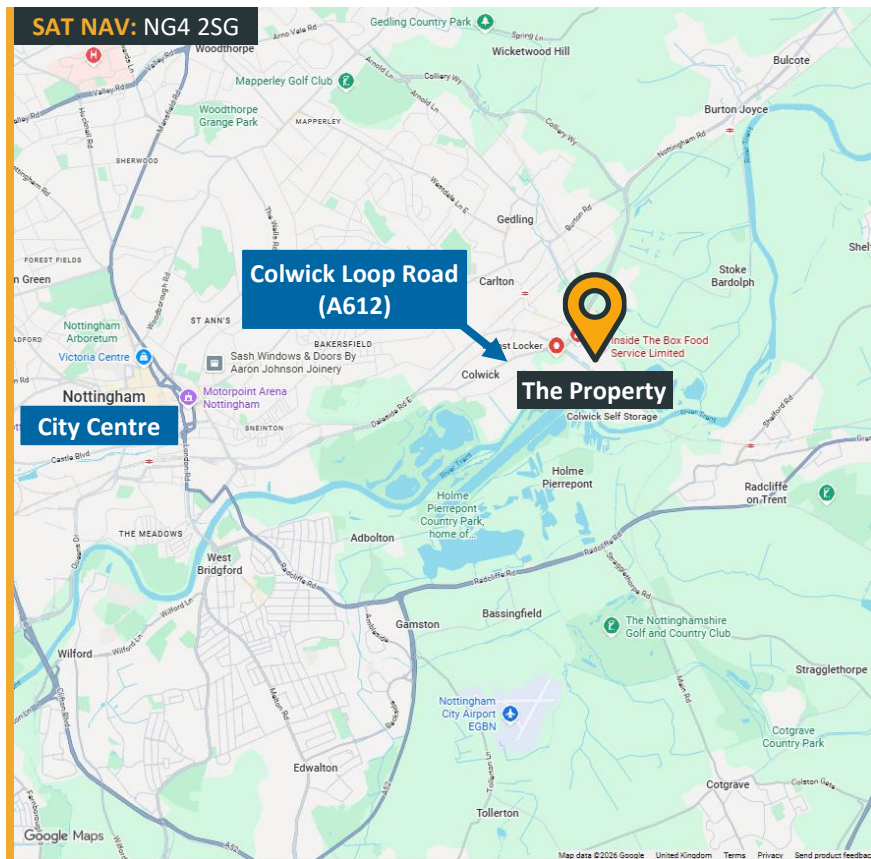
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Quoting Terms

The premises are available on a new lease for a term of years to be agreed at a rent of:

£42,000 per annum exclusive
(Forty-two 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:

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