

Unit 2, Debdale Lane | Keyworth | Nottingham | NG12 5HN

Good quality warehouse/industrial unit in Keyworth with large yard

216.24m²

(2,328ft²)

Plus mezzanine of 55.47m² (597ft²)

- High-quality industrial unit
- Large yard/car parking area
- Electric roller shutter door
- Excellent office/ancillary space
- Flexible lease terms
- Available Immediately



TO LET



Location



Gallery



Contact





Location



Gallery



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Location

The property is located on Debdale Lane, Keyworth's premier trading estate, easily accessed via the A606. The property is located on the southside of Nottingham and is approximately 8 miles (20 minutes) drivetime from Nottingham City Centre. The location further benefits from being less than 20 minutes from Junction 24 of the M1 via the A453.

Floor Areas

From measurements taken on site we understand the property has the following Gross Internal Area:

Floor	m ²	ft ²
Warehouse & Offices	216.24	2,328
Mezzanine	55.47	597

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own measurements prior to contract)

Lease Terms

The property is available on a new effective internally repairing and insuring lease with the landlord maintaining the external of the property and the tenant to maintain internally. A simple licence agreement will be offered on a 3-year term, rolling thereafter with the tenant having the right to renew. We are quoting a rental of:

£22,500 per annum exclusive
(Twenty-Two thousand five-hundred pounds)





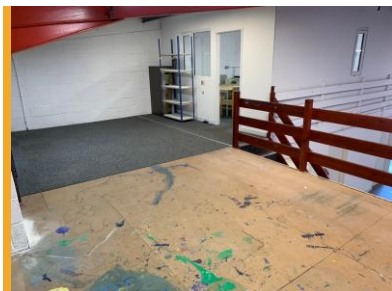
Location



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Description

The unit is of steel portal frame construction with brickwork elevations leading to a steel sheeted cladding and pitched roof. The specification is as follows:

Warehouse

- 4m to the eaves and 5m to the apex
- 3 Phase power
- Electric roller shutter door
- LED strip lighting
- Translucent roof lights
- Solid concrete floors
- Fire and security alarm installed
- Security steel doors on personnel and fire escape doors
- Mezzanine floor with canteen/office space
- Workshop

Offices

- Carpet tiles
- Trunking/plug sockets
- Excellent lighting
- 2 x WC's (male and female)

External

- Double glazed windows
- Large car park/yard



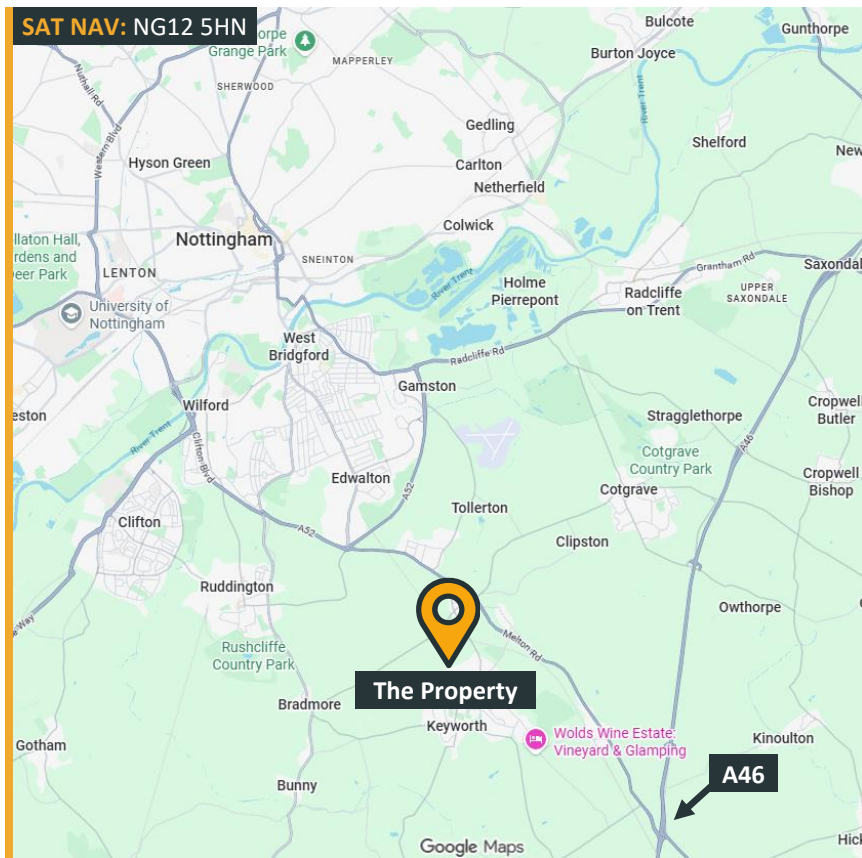
Location



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VAT

VAT is applicable to the rent due.

Business Rates

From enquiries of the Valuation Office we understand the following:

Rateable Value: £17,000

Rates Payable: £ 7,344

(This information is given for guidance purposes only and prospective tenants are advised to contact the Local Authority)

EPC

The EPC rating is available upon request from the agent.

Further Information

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

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30/09/2026

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