

37 Wigman Road | Bilborough | Nottingham | NG8 4PA

Prominent detached warehouse on a secure self-contained site undergoing extensive refurbishment

3,992m²
(42,947ft²)

- Extensive warehouse and two storey office/ancillary
- Set on a securely fenced and gated site of circa 2.02 acres
- 4 level access loading doors
- Secure loading yard and separate car park to the front elevation
- Prominent position just off Wigman Road
- Currently undergoing extensive refurbishment works
- Secure gated loading canopy area



TO LET



Location



Gallery



Video



Contact





Location



Gallery



Video



Contact

Location

Forming part of the Glaisdale Drive Industrial Estate, the building sits within moments of Nottingham's ring road, providing quick access to Junction 26 of the M1 motorway and Nottingham City Centre in a highly accessible location.

The Property

The property offers a prominently position warehouse / industrial unit with excellent ancillary and office space to the front elevation positioned over ground and first floor, with the overall site positioned on a securely fenced and gated area within the popular Glaisdale Drive Industrial Estate.

The property is currently undergoing an extensive refurbishment that offers improvements to the office / ancillary areas, full strip out of the mezzanine within the warehouse space, sufficient landscaping, amongst other works.



Specification

The property has the following specification:

- Securely fenced and gated site
- Two storey office/ancillary
- 4 level access loading doors
- Fenced delivery yard
- Separate car park
- Heating and lighting to the warehouse plus sprinkler system





Location



Gallery



Video



Contact



Floor Areas

From measurements taken on site, we calculate the property has the following Gross Internal Area (GIA):

Floor	m ²	ft ²
Warehouse	3,485	37,512
Office / ancillary	505	5,435
Total GIA	3,992	42,947

On a site of circa **2.02 acres**.

(This information is given for guidance purposes only)

Business Rates

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

Rateable Value: £96,000

Rates Payable: £53,280

(This information is given for guidance purposes only and interested parties are advised to make their own enquiries to the Local Authority/VOA)

EPC

The EPC will need to be reassessed following the completion of the refurbishment works.



Location



Gallery



Video



Contact





Location



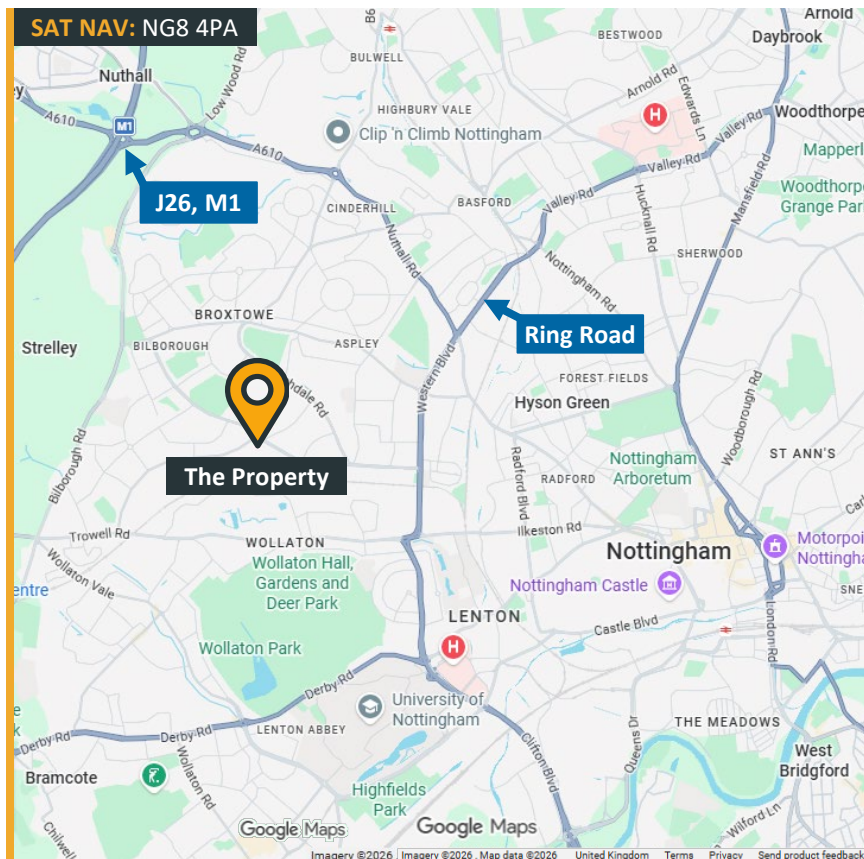
Gallery



Video



Contact



Lease Terms and Rent

The property is available on a new lease for a number of years to be agreed at a quoting rent of:

£279,156 per annum
 (Two hundred and seventy nine thousand one hundred and fifty six pounds)

VAT

VAT is applicable to the rent due.

Further Information

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

Amy Howard

07887 787 894

amy.howard@fhp.co.uk

Tim Gilbertson

07887 787 893

tim@fhp.co.uk



Fisher Hargreaves Proctor Ltd.

10 Oxford Street
 Nottingham, NG1 5BG

fhp.co.uk