Cost-effective industrial / warehouse space with dock and level access loading plus secure yard

3,288m²
(35,395ft²)

- Cost-effective potential storage or manufacturing space
- Secure loading yard
- Separate car park
- Dock level loading from one elevation and level access loading from the opposite
- Good access to Nottingham's ring road and City Centre
- Additional mezzanine floor of 571m² (6,149ft²) which can be removed or left in situ



TO LET

Location | Gallery | Video | Contact

FHP
fhp.co.uk

Location

The property is set just off Nottingham's ring road, with quick access to the centre of the city and with Junction 26 of the M1 Motorway within 4 miles.

Description

The property represents a rare chance to lease very cost-effective, simple potential storage or distribution space benefiting from both dock and level access loading.

With one end elevation serviced by a securely fenced and gated yard and level access loading and the other benefiting from dock level loading, the property is well suited to meet the requirements of a number of businesses.

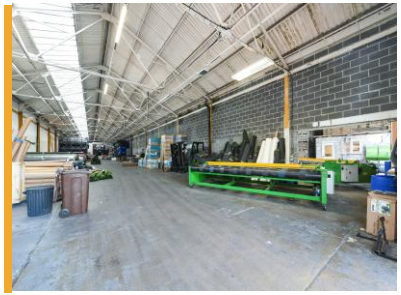
Augmented by superbly presented showroom space and good offices and ancillary, features of the specification include:

- Dock and level access loading
- Loading canopy
- Securely fenced and gated yard
- Lighting to the warehouse and fitted offices
- 4.85 metre clear warehouse height
- High calibre showroom and ancillary space with staffroom and WCs
- Separate car parking with an ability to double park













Floor Areas

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

3,288m² (35,395ft²)

In addition there is a mezzanine floor of 571m² (6,149ft²) which can be removed or left in situ.

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

Business Rates

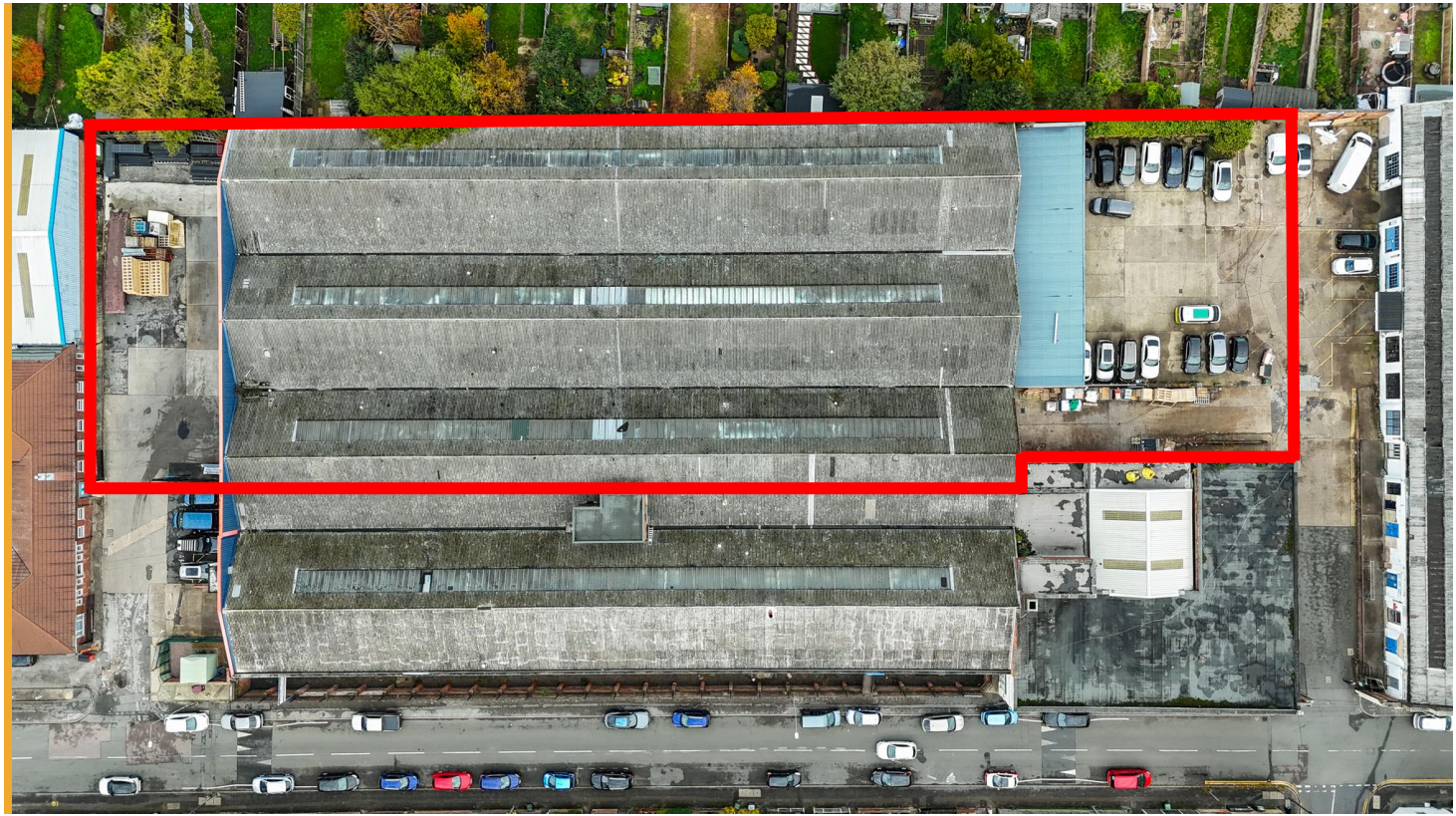
From enquires of the Valuation Office Agency (VOA) website, we understand the following:

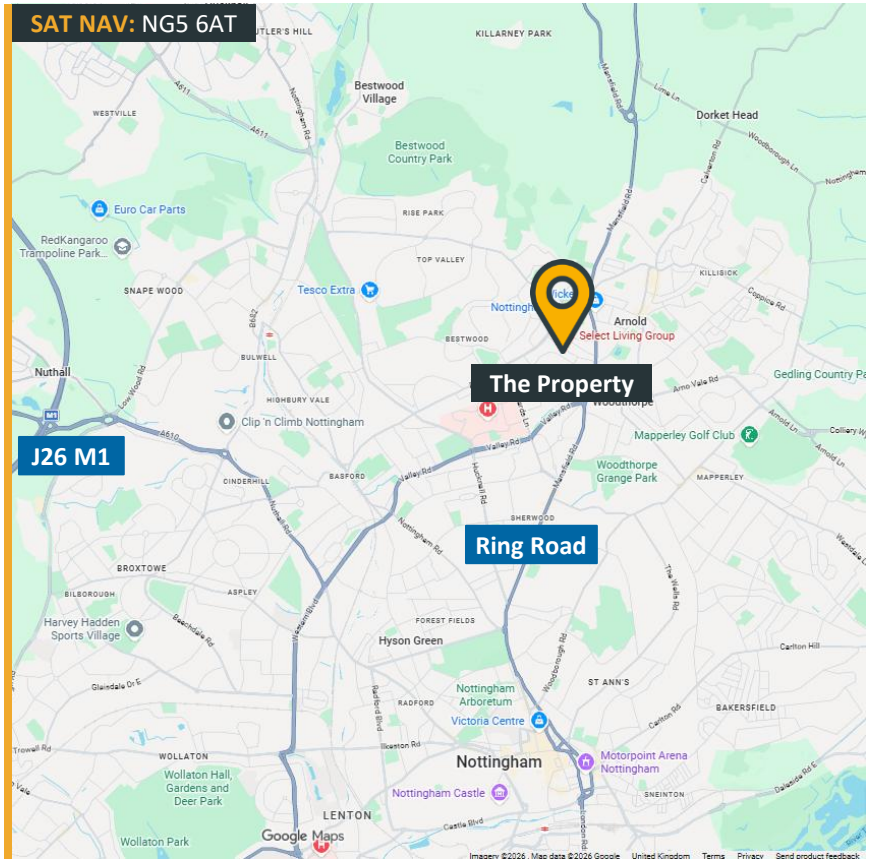
Rateable Value from April 2026: **£89,000**
Rates Payable: **£44,411**

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries of Gedling Borough Council on 0115 901 3901.)

Energy Performance Certificate

Further information is available from the agent upon request.





Rent

The property is available on a new lease at a rent of:

£180,000 per annum exclusive
(One hundred and eighty thousand pounds)

VAT

VAT will be 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:

Jamie Gilbertson
07747 665 941
jamie.gilbertson@fhp.co.uk

Tim Gilbertson
07887 787 893
tim@fhp.co.uk

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02/11/2026

Please **click here** to read our "Property Misdescriptions Act". E&OE.