Units 5 & 6 Arnold Business Park | **Northern Court** | Basford | Nottingham | NG6 0BJ

Small warehouse units on popular Northern Court in Basford, Nottingham

117m² (1,250ft²)

- Clear span warehouse
- Positioned on Northern Court which is a circa 6 minute drive from A6514
- Secure yard and parking area
- Popular industrial estate suitable for light industrial uses
- Competitive rents available
- No motor trade permitted



TO LET

Location | Gallery | Contact

FHP
fhp.co.uk

Location

The property is located on Arnold Business Park, Northern Court in Basford, which is a popular suburban area in Nottingham.

The property benefits from being within a circa 6 minute drive to the A6514 which leads onto the A610 and A60 providing access to the M1.

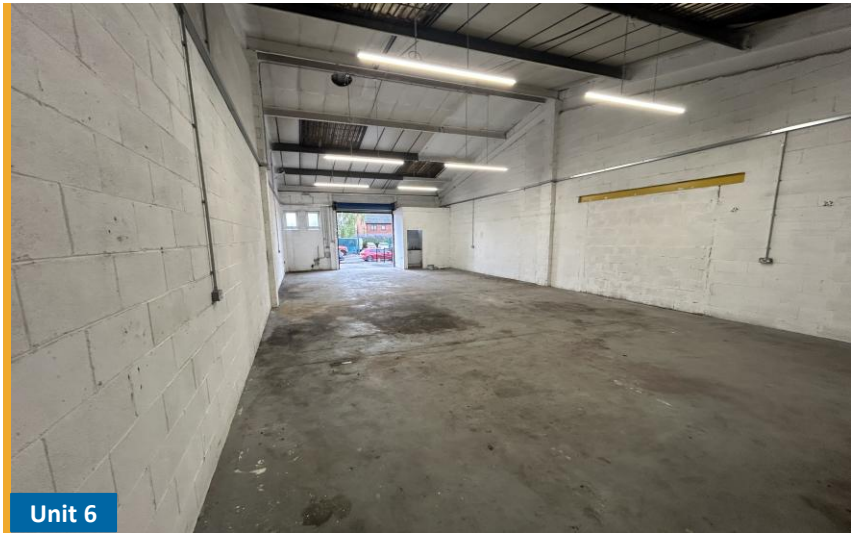
Description

The unit comprises of a mid-terraced warehouse unit of brick elevation under a cladded pitched roof. The unit benefits from the following specification:

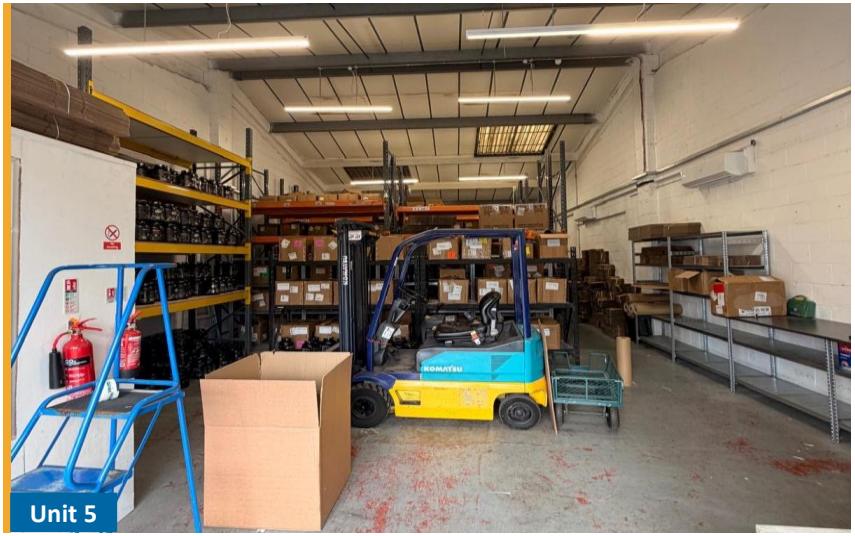
- Translucent roof lights
- Electric roller shutter door
- WC facility
- Concrete flooring
- Parking to the front of the unit
- Three phase power
- 2 car parking spaces to the front of the unit
- Large private secure yard to the front of the unit

EPC

The property has an EPC rating of **C-63**.


Unit 6


Unit 6





Accommodation

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

Unit	M²	Ft²
Unit 5	117	1,250
Unit 6	117	1,250

(This information is given for guidance purposes only.)

Business Rates

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

Rating Authority: Nottingham City Council

Unit 5

Rateable Value 2026: £9,820 per annum

Rates Payable: £4,223 per annum

Unit 6

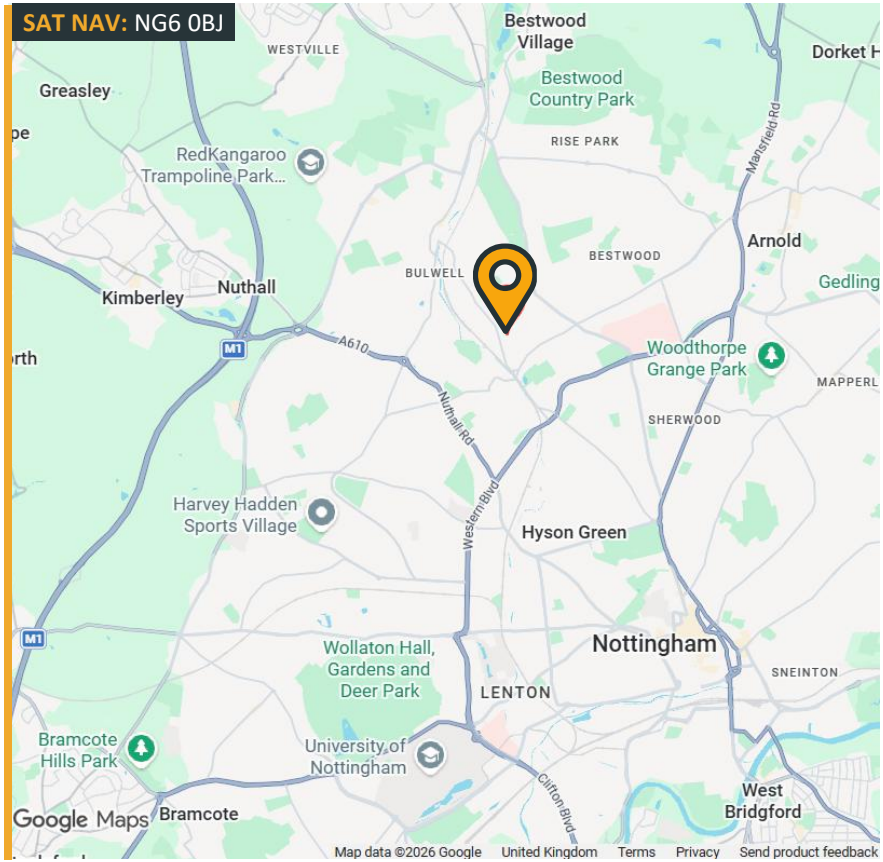
Rateable Value 2026: £9,820 per annum

Rates Payable: £4,223 per annum

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

Service Charge

There will be a service charge levied to cover the maintenance and upkeep of the common areas of the estate. The service charge is £75 per calendar month (£900 per annum).



Rent

The units are available at the following quoting rents:

Unit	Rent PCM
Unit 5	£1,595
Unit 6	£1,595

VAT

It is understood that VAT is applicable to the rent and service charge due at the standard rate.

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

Amy Howard
07887 787 894
amy.howard@fhp.co.uk

Fisher Hargreaves Proctor Ltd.
10 Oxford Street
Nottingham, NG1 5BG

fhp.co.uk

0115 950 7577

16/11/2026

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