



High quality refurbished warehouse facility Size 32,816 sq ft (3,048.71 sq m)

- Level access loading
- 6m eaves
- LED lighting
- Concrete yard

High quality refurbished warehouse facility

Size 32,816 sq ft (3,048.71 sq m)

Location

Glaisdale Parkway is an established commercial area on the west side of Nottingham located approximately 4 miles to the City Centre via the A609 and 4 miles to the M1 at junctions 25 and 26. The area is very well connected for public transport with numerous bus routes in close vicinity, enabling easy access to Nottingham's labour pool.

Key occupiers in the area include Hillary's Blinds, B. Taylor Transport, Royal Mail, Agilitas & Bosch.

Description

Unit 4 comprises a steel portal framed warehouse facility. The building has been recently refurbished to a high standard to include new external cladding, fencing/gates and a new roof with translucent roof panels. Key features of the building include:

- Level access loading
- 6m clear working height
- LED lighting
- Ancillary WC and staff facilities
- Refurbished office accommodation
- Large power provision available (if required)

Accommodation

Description	SQ M	SQ FT
Warehouse	2,703.40	29,099
Ground floor office/ancillary	345.31	3,717
Total	3,048.71	32,816

Planning

The property benefits from a B8 (storage and distribution) planning consent.

EPC Rating

The property is assessed as B-49.

Business Rates

The property forms part of a larger rating assessment which will be separated upon occupation. Indicative information is available from the letting agent.



Terms & Rent

The premises are available to let by way of a new effectively FRI lease upon terms to be agreed. Rent on application to the letting agents.

Leases are drawn up outside of the Landlord & Tenant Act 1954.

Further Information

Please contact the sole letting agents CPP:

Sean Bremner

T: 0115 896 6611

M: 07541 505980

E: sean@cpartners.co.uk

Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

November 2020



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.