



High quality refurbished warehouse facility

Size 77,727 sq ft (7,221 sq m)

****Potential to split to provide circa 32,000 sq.ft.+****

- Level access loading along two elevations
- 6m eaves
- LED lighting
- Concrete yards

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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

The premises comprise 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 covering will be completed in

August 2020. Key features of the building include:

- Dual aspect level access loading
- 6m clear working height
- LED lighting
- Ancillary WC and staff facilities
- Office accommodation
- Large power provision available

Accommodation

Description	SQ M	SQ FT
Warehouse	6,915.19	74,435
Ground floor office/ancillary	305.83	3,292
Total	7,221.02	77,727

Additional office accommodation could be available on site if required. The property can be split to provide upwards of 32,000 sq.ft. in an individual unit within which a dedicated office and welfare provision could be provided, subject to terms agreed.

Planning

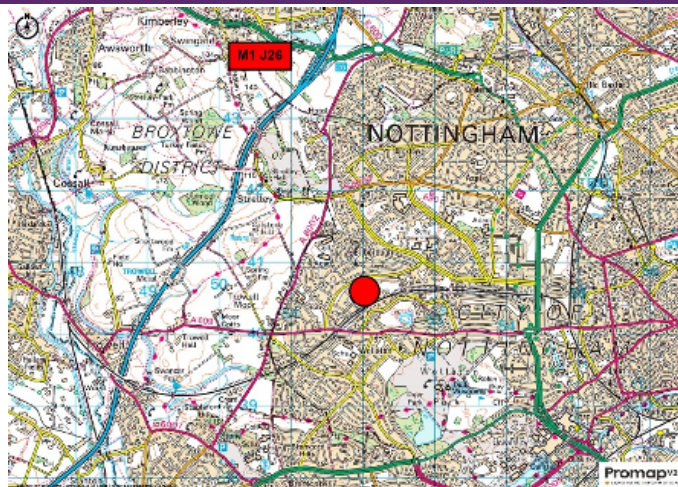
The property benefits from a B8 (storage and distribution) planning consent.

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 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 agents CPP:

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Anti-Money Laundering (AML)

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

July 2020



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