

**Mileway**

# Castle Park Nottingham

Available to Let  
Warehouse

9,432 sq ft ( 876 sq m )



2 level access loading doors



6.82m clear working height



Fitted offices



Popular location fronting the A453



# Castle Park

Queens Drive Nottingham NG2 1AH



## Description

Available from February 2024. The property comprises a mid-terrace light industrial/warehouse building of steel portal frame construction with fully clad front and rear elevations. The warehouse has two level access loading doors and a clear working height of 6.82m. The unit also has fitted offices with LED lighting and gas central heating and ancillary accommodation including a kitchenette and 2 WCs.

## Location

Castle Park is located south of Nottingham City Centre, conveniently fronting the A453, approximately .¼ of a mile to the Inner Ring Road and ½ of a mile to the Outer Ring Road (A52). The area is well serviced by public transport connections including the NET (Nottingham Express Transit) and bus routes along Queens Drive. Nottingham Midland Mainline railway station is located within 1 mile of the estate. Queens Drive is a popular location for many commercial and trade counter operators, nearby occupiers include Wickes, Travis Perkins, Howdens, Speedy Hire and Toolstation.

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

Please contact:

**Mileway**  
**Alex Leatherland**  
 midlands@mileway.com  
 0121 368 1760

**FHP**  
**Anthony Barrowcliffe**  
 anthony@fhp.co.uk  
 01159507577

**CPP**  
**Sean Bremner**  
 sean@cppartners.co.uk  
 0115 8966 611



## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 4	Warehouse	9,432	876	01/02/2024
<b>Total</b>		<b>9,432</b>	<b>876</b>	

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.