



Good quality refurbished warehouse facility
Size 45,007 sq ft (4,181.26 sq m)

- Level access loading
- 6m eaves
- LED lighting
- Concrete surfaced self-contained yard

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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

Unit 3 comprises a steel portal framed warehouse facility. The building has been 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 (power assisted)
- 6m clear working height
- LED lighting
- Ancillary WC facilities
- Large power provision available (if required)

Accommodation

Description	SQ M	SQ FT
Warehouse	4,158.59	44,763
Ground floor WC	22.67	244
Total	4,181.26	45,007

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 is assessed as "warehouse and premises" with a 2023 Rateable Value of £142,000.

Service Charge

The landlord levies a service charge upon the occupiers with a fair and equitable contribution made towards the management and external maintenance of the property.



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 joint letting agents CPP & FHP:

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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.



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