



Highly Prominent Industrial/Warehouse facility Size up to 32,003 sq ft (2,973 sq m)

- Superb roadside profile
- New Roof with warranties
- 1.38 acre plot size
- Potential to adapt footprint for a variety of uses (subject to planning)

Highly Prominent Industrial/Warehouse facility

Size 32,003 sq ft (2,973 sq m)

Location

The property is located fronting Daleside Road which is a key arterial route on the immediate Eastern fringe of Nottingham City Centre. The building is positioned adjacent to the East Point Retail Park (Aldi, Costa, Smyths Toys, Poundland). To the immediate west is KFC, Harley Davidson and the Lady Bay Retail Park (Dreams, The Range, ScS). The highly visible position fronting Daleside Road (A612) provides superb profile for any business.

Description

As can be seen from the aerial photograph, the property comprises a series of interconnecting bays of steel frame with a mix of lightweight steel trussed support and traditional portal beams to. The elevations are of a brick construction, with the roof recently replaced to provide a warranty backed covering.

The buildings are serviced with some forecourt parking, level access loading and a side yard for loading and additional parking.

The landlord is prepared to consider adaptation of the footprint to accommodate interest.

Accommodation

Description	SQ M	SQ FT
Warehouse/Ancillary	2,973	32,003

Planning

The property is suitable for E(g)iii, B8 uses, the profile could make the building attractive to leisure and trade counter operators.

EPC Rating

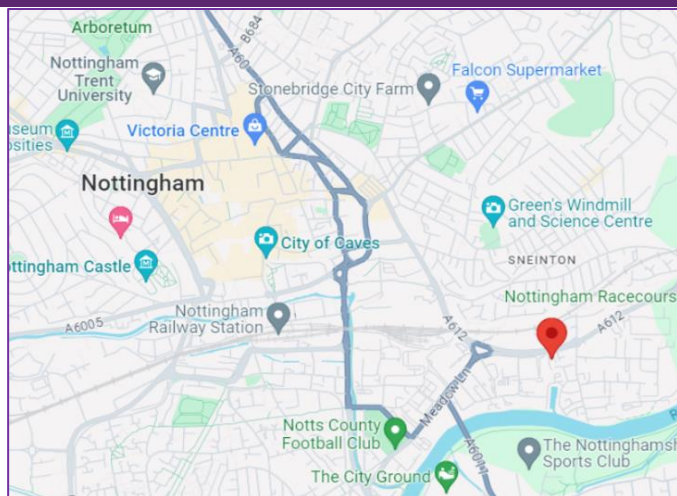
Information available upon request.

Business Rates

The property is assessed with a 2023 Rateable Value of £81,000.

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.



Further Information

Please contact the joint letting 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.

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