



## Industrial/Warehouse Unit on Popular Estate

25,000 - 45,007 Sq Ft (2,322.5 - 4,181.15 Sq M)

- Flexible lease terms available
- LED Lighting
- 6m eaves
- Fenced and gated secure concrete surfaced yard
- Level Access Loading



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## 25,000 - 45,007 Sq Ft (2,322.5 - 4,181.15 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 J25 and J26 of the M1. 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 Hillarys Blinds, B. Taylor Transport, Royal Mail, Agilitas & Bosch.

### Description

Unit 3 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 facilities
- Large power provision available (if required)

### Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	44,763	4,158.48
Ground Floor WC	244	22.67
<b>TOTAL</b>	<b>45,007 SQ FT</b>	<b>4,181.15 SQ M</b>

The warehouse can be split to provide accommodation from 25,000 sq ft subject to occupier requirements

### Terms

The premises are immediately available by way of an internal repairing lease, service charge covers external repairs. Flexible lease terms are available to match short term needs.

### VAT

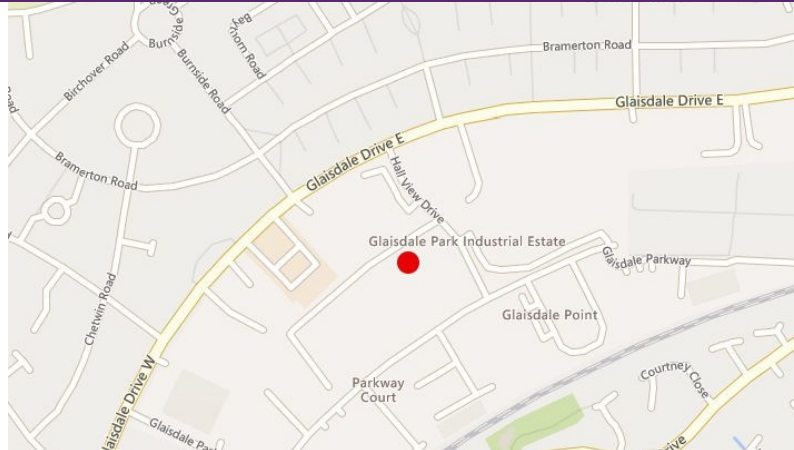
All figures are quoted exclusive of VAT at the prevailing rate.

### Rateable Value

The Rateable Value for the property is £142,000 (2023-Present)

### EPC Rating

The property is assessed as B-49.



### Anti-Money Laundering (AML)

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

### Legal Costs

Each party to bear their own legal costs in the transaction.

### Further Information

For further information please contact the sole agents CPP  
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March 2025



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