



High quality trade/warehouse/industrial units  
Size 3,588 – 7,180 sq ft (333.33 - 667.01 sq m)

- Brand new units, recently completed to a very high standard
- 8m internal eaves provides maximum capacity
- Attractive self-contained scheme
- Screwfix and Johnstone Paints already signed up

# High quality trade/warehouse/industrial units

## Size 3,588 – 7,180 sq ft (333.33 – 667.01 sq m)

### Location

Glaisdale Trade Park is located within the popular and established Glaisdale Industrial Estate on the west-side of Nottingham. The position benefits from good access to the City's outer ring road via A609 with onward connections to J25 and J26 of the M1 motorway via A6002. The area is well serviced by numerous public transport routes with nearby residential areas being densely populated to add to the catchment for trade users.

### Description

The units are arranged within a single terrace, each of a steel portal frame construction with blockwork elevations cloaked with full height profile cladding featuring enhanced glazing to boost nature light levels around a pedestrian access door.

Key features include the following:

- 8m internal eaves height
- Power assisted level access loading door
- 3 phase power supply
- Water utility connections
- Allocated parking
- Communal bin storage
- Dedicated car parking spaces

The units are presented as a shell without fit-out to enable further discussions regarding bespoke occupier requirements.

### Accommodation

Unit	SQ M	SQ FT
2	349.08	3,757
5	333.68	3,592
6	333.33	3,588

Units 5 & 6 can be combined as they are adjacent within the terrace.

### Legal Costs

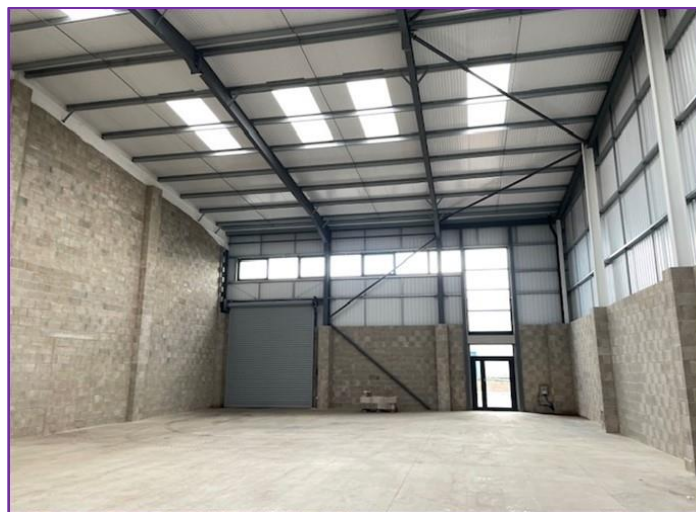
Each party to bear their own legal costs incurred in any transaction.

### Ratable Value

The units will be assessed for business rates upon completion of the fit out.

### EPC Rating

The units will be assessed prior to occupation.



### Availability & Terms

The premises are available by way of a new lease upon terms to be agreed, quoting rent on application.

### VAT

VAT is applicable at the prevailing rate.

### Further Information

For further information please contact the joint agents CPP

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