

# NS&W 25+

## ALL ENQUIRIES

Unit 22-23, Nottingham South & Wilford Industrial Estate  
Ruddington Lane, West Bridgford  
Nottingham NG11 7EP

Warehouse/Industrial Opportunity  
on sought after Industrial Estate  
on the edge of West Bridgford



**2,298 sq m (24,732 sq ft) with Mezzanine of 1,525 sq m (16,414 sq ft)**



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NOTTINGHAM SOUTH & WILFORD  
INDUSTRIAL ESTATE  
NOTTINGHAM · NG11 7EP

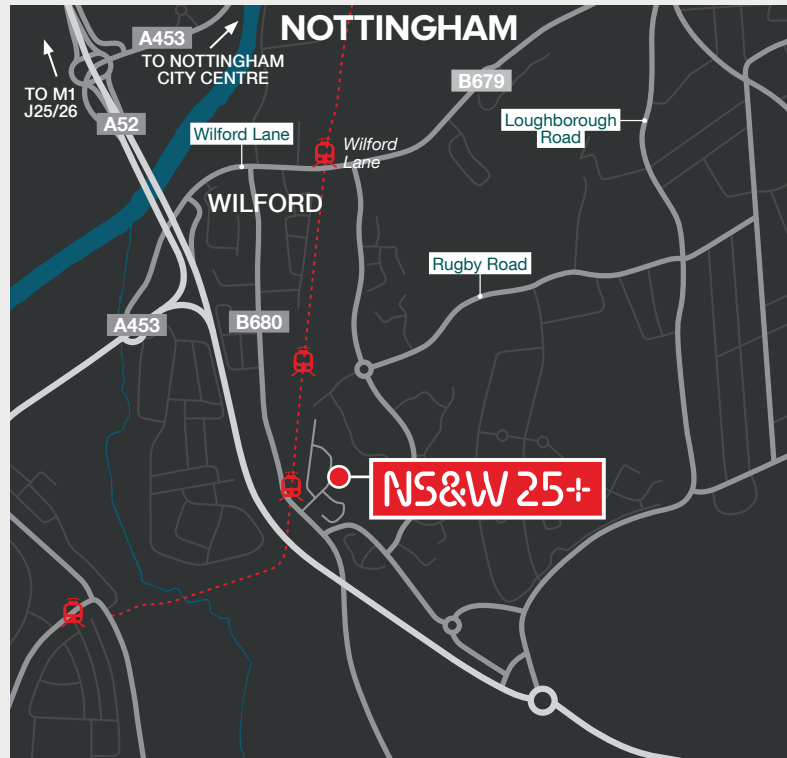
## LOCATION


The units are located on the long established and highly sought after Nottingham South and Wilford (NS&W) Industrial Estate on the edge of West Bridgford, two miles south of Nottingham City Centre.


Access to the Estate is via Ruddington Lane or Landmere Lane, which in turn provides easy access to the A52 ring road. The M1 at J25 & 26 is accessed via the A453 and A52.

The Estate is adjacent to the NET Tram system and the location has its own Tram Stop. The tram provides ease of access to East Midlands Parkway via Clifton and Nottingham city centre through to Hucknall.

NS&W Industrial Estate is situated within Rushcliffe and is therefore outside of the Workplace Parking Levy.



 [Click here for Google Maps link](#)

 [What3words link armed.seat.giant](#)





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## DESCRIPTION

The units forms two mid terrace industrial units with excellent visibility to the main Estate Road.

**They have the following specification.**



Open span warehouse with modern overlaid roof



Integral two storey offices and welfare facilities



6m minimum eaves, 7.9m to the underside of the ridge



Single level access loading doors with the ability to add a further loading door



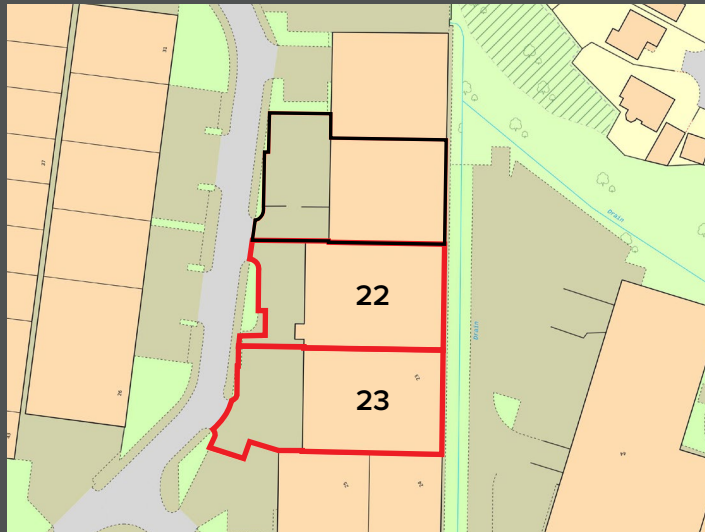
Outside of the Workplace Parking Levy



25 lined car parking spaces



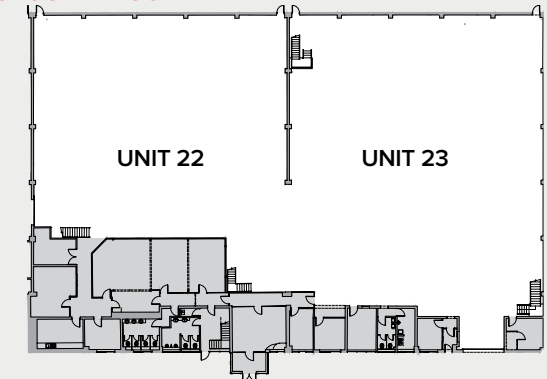
Q3 2024 – Following completion of a programme of dilapidations works



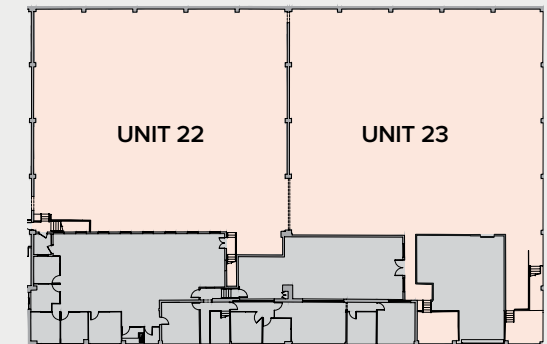
## FLOOR AREAS

Unit 22 & 23	Sq M	Sq Ft
Ground Floor Warehouse & Offices	1,956.34	21,058
First Floor Offices	341.32	3,674
<b>Total excluding Mezzanine</b>	<b>2,297.66</b>	<b>24,732</b>
First Floor Mezzanine	1,524.87	16,414
<b>Total including Mezzanine</b>	<b>3,822.53</b>	<b>41,146</b>

### GROUND FLOOR



### FIRST FLOOR



□ Mezzanine floor

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## TENURE

Freehold or Leasehold.

## RENT OR SALE PRICE

Quoting terms are available upon application from the joint Agents.

## BUSINESS RATES

The assessment forms part of a larger assessment but an indicative Rateable Value can be provided.

## PLANNING

We understand that the unit has planning permission for B1 & B8 use under the Town and Country planning (use classes) Order 1987. Interested parties are advised to make their own enquiries to Rushcliffe Borough Council.

## SERVICE CHARGE

There is a Service Charge levied in respect of the upkeep and maintenance of the landscaping at the front of the property.

## VAT

VAT will be charged at the prevailing rate unless otherwise stated.

## EPC

Available upon request.

## VIEWINGS

Please contact the joint agents.



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