

Unit 6, Queens Court | Lenton Lane | Nottingham | NG7 2NR

## Trade counter/industrial unit in prominent position immediately available

741.6m<sup>2</sup>  
(7,983ft<sup>2</sup>)

- Multi let trade counter/warehouse scheme
- Located approximately 2.5 miles south west of Nottingham City Centre
- Excellent visibility to Queens Drive
- Tenants in the vicinity include Screwfix, Formula One Autocentre and Sytner



**TO LET**



Location



Gallery



Video



Contact



## Location

The property is located on Lenton Lane in a well established commercial location approximately 2.5 miles south west of Nottingham City Centre. The location benefits from excellent prominence to Queens Drive (A453) and Clifton Boulevard (A52) which forms part of Nottingham's Inner Ring Road.

Nearby occupiers include Big Yellow, Siemens and Games Workshop. Riverside Retail Park is located to the rear of the property where tenants include B&Q, Boots, DW Sports and Next. Immediately adjacent to the property is Nottingham's BMW/Mini dealership and in close proximity are Maserati, Audi, Ferrari and Honda showrooms.

## The Property

The estate comprises 8 warehouse/trade counter units of steel portal frame construction with external clad elevations beneath a pitched roof incorporating translucent roof lights. The general specification includes:

- Level access loading door
- Solid concrete floors
- Ambirad heating
- High bay and LED lighting
- Trade counter element
- 3 Phase power
- Kitchen and WC facilities
- Office and stores
- Front car park





## Property Condition

The property will be presented in a clean and swept through condition but otherwise presented as seen.

## Floor Areas

From measurements taken on site we understand the following GIA to be circa:

**741.6m<sup>2</sup> (7,983ft<sup>2</sup>)**

(This information is for guidance purposes only and prospective tenants are advised to undertake their own measurements)

## Rent

The premises are available on a new lease and we are quoting a rent of:

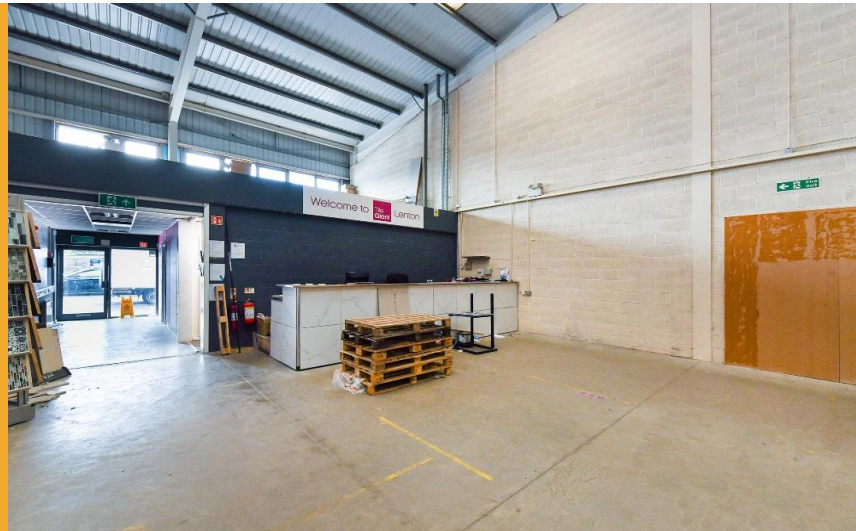
**£80,000 per annum**  
**(Eighty thousand pounds)**

## Business Rates

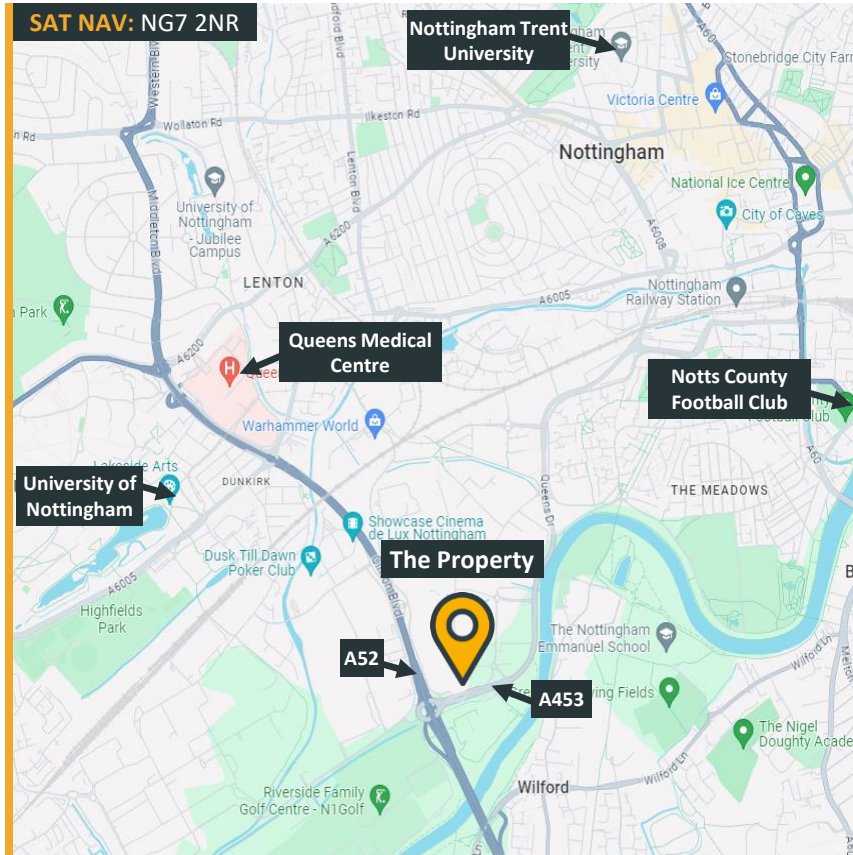
From enquiries of the VOA we understand the Rateable Value for the unit is:

**Rateable Value from April 2023:      £55,500**

(This information has been given for guidance purposes only and prospective tenants should make their own enquiries of the Local Authority)







## Service Charge & Insurance

A service charge is payable in respect of the upkeep and maintenance of the exterior and common parts of the building. This currently runs at £4,977 plus VAT per annum. The insurance premium currently runs at £1,527.62 plus VAT per annum.

## EPC

The EPC Rating for the property is B-45.

## VAT

VAT is applicable on the rent and other charges falling under the lease.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

**Anthony Barrowcliffe**  
07557 972008  
anthony@fhp.co.uk

**Jamie Gilbertson**  
07747 665 941  
jamie.gilbertson@fhp.co.uk



**Fisher Hargreaves Proctor Ltd.**  
10 Oxford Street  
Nottingham, NG1 5BG

[fhp.co.uk](http://fhp.co.uk)

09/07/2024

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.