

Good quality modern warehouse with good sized gated and fenced secure yard

4,181m²
(45,007ft²)

- Well presented modern warehouse property
- Located within the popular Glaisdale Drive Industrial Estate
- Immediately available
- Gated access controlled secure large yard
- 6m eaves
- LED lighting



TO LET



Location



Video



Gallery



Contact



The Property

Unit 3 Goldfish Eco Business Hub was refurbished approximately five years ago and provides a self contained warehousing facility accessed from Hall View Drive within the Glaisdale Drive Industrial Estate.

Externally the property is of brick and clad elevations with level access loading being provided from the large concrete secure and gated service yard.

Internally the property provides clear span warehousing with an eaves height of 6m, male and female WCs, kitchen facilities and a small works office. The space is lit by ceiling mounted LED lighting.

Location

The Glaisdale Drive Industrial Estate is one of the most popular and established industrial estates within Nottingham, located approximately 4 miles west of Central Nottingham.

The A6002 and A52 provide connection to Junction 25 (approx 5 miles to the south) with Junction 26 also being accessed by the A6002 (approx 3 miles to the north).

Floor Areas

Description	M ²	Ft ²
Warehouse	4,159	44,763
Ground floor WCs and Kitchen	22	244
Total	4,181	45,007



Planning

We understand that the property has planning consent for warehousing (B8).

[Prospective tenants are advised to ensure that their use complies with planning and make their own enquiries to Nottingham City Council as Planning Authority].

Rateable Value

Rating Authority: Nottingham City Council
Rateable Value: £142,000
Estimated Rates Payable: £72,704 per annum

Service Charge

A service charge administers the upkeep and maintenance of common landscaping and services jointly used.

There is one incoming electricity supply into the estate with each individual unit submetered. The landlord looks after the electricity supply and recharges based upon consumption used. Further information is available upon request.

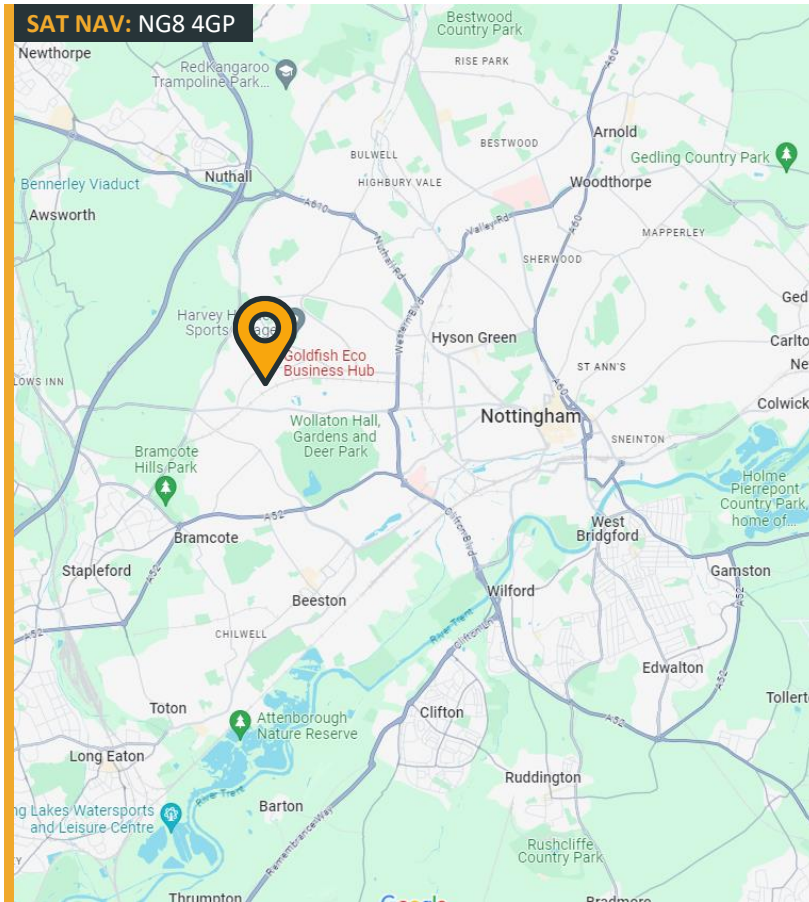
EPC

The property is rated as B-49.

VAT

VAT will apply at standard rate.





Lease Terms

The property is available on a new fully insuring lease at a rental of:

£292,550 per annum
(Two hundred and ninety two thousand five hundred and fifty pounds)

The lease is to be contracted outside of the provisions of The Landlord and Tenant Act 1954.

Contact

For further information or to arrange a viewing please contact us or our joint agents, CPP, by calling or clicking on the emails below:

John Proctor
07887 787 880
johnp@fhp.co.uk

Tim Gilbertson
07887 787 893
tim@fhp.co.uk

Sean Bremner - CPP
07541 505 980
sean@cpppartners.co.uk



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

fhp.co.uk

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