

Superb warehouse/industrial unit with secure yard and parking, currently being refurbished

1,466m²
(15,779ft²)

- Fenced and gated yard
- Clear span storage/production space
- High quality two storey offices and ancillary
- Approximately 2 miles from J26, M1 and 4 miles from J25, M1



TO LET



Location



Gallery



Contact





Location



Gallery



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Location

Glaisdale Point leads off Glaisdale Drive, an established warehouse and industrial location on the fringe of Nottingham and industrial location on the fringe of Nottingham City Centre. The unit is set approximately 3 miles from the centre of Nottingham, within 2 miles of Junction 26 of the M1 motorway and 4 miles of Junction 25 whilst remaining within close access of Nottingham's Ring Road.

Description

The property comprises a steel portal frame mid-terraced warehouse/light industrial premises on a site offering excellent loading facilities with extensive parking, with the benefit of a securely fenced and gated yard. The specification of the building includes:

Warehouse

- Lighting
- Eaves height of approx. 6.6 metres
- Full height roller shutter door
- Works canteen
- Clear span space

Offices

- Ground and first floor offices
- Heating and lighting
- Floorcoverings
- WC and kitchen facilities

Externally

- Extensive onsite parking and excellent delivery access, on a securely fenced and gated site.





Floor Areas

The property provides the following approximate gross internal area:

1,466m² (15,779ft²)

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

Availability

The premises are available to view now with occupation available in Q4 2024.

Business Rates

The business rates are to be re-assessed upon occupation.

EPC

The property has an EPC rating of **D-90**.

Service Charge

A service charge will be payable towards upkeep and maintenance of the common areas. Guide figures are available from the agent.



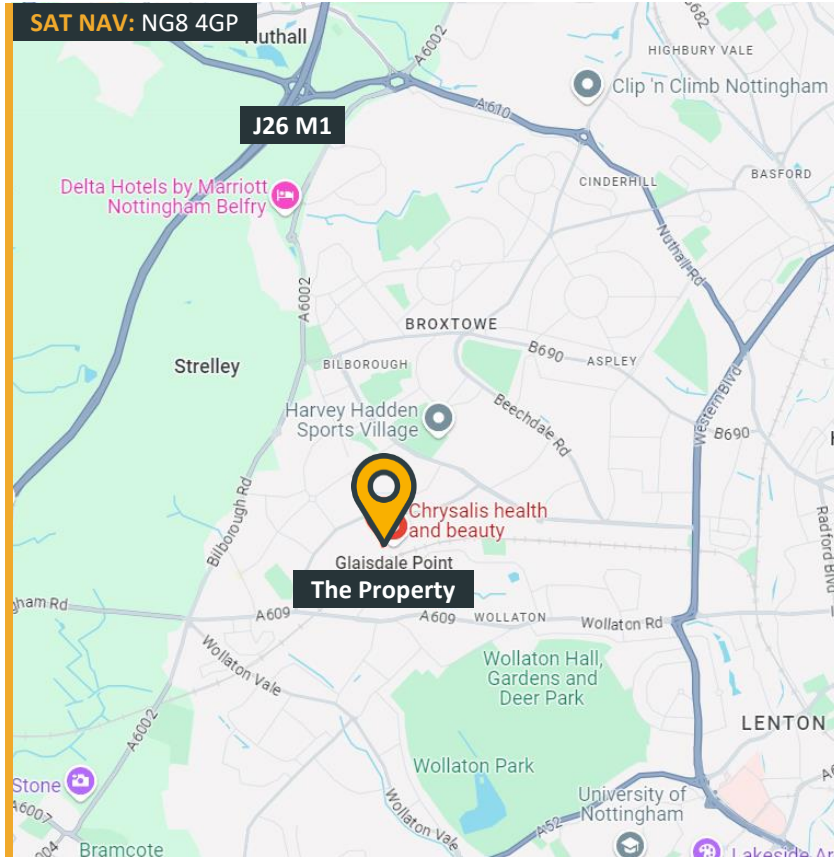
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Rent

A new lease is available at a quoting rent of:

£126,500 per annum exclusive
(One hundred and twenty-six thousand five hundred pounds)

VAT

VAT is applicable to the rent and service charge due at the standard rate.

Further Information

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

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