

Self-contained former showroom/trade counter with a substantial yard area

344m²
(3,708ft²)

- Popular industrial location
- Ground floor workshop/warehouse area
- First floor ancillary and office space available
- Large car park and yard area
- Good access to J26, M1 Motorway
- Easily adaptable to suit prospective tenant's requirements (STP)



TO LET



Location



Gallery



Contact



Location

Southglade Business Park is a well located out of town office/industrial business park. The location benefits from access to the A611 which provides access to both the M1 motorway and Junction 26 inside a 10 minute drive time as well as being a short 5 miles from Nottingham City Centre. The property lies in close proximity to Tesco Superstore, Bulwell Golf Course, The City Hospital.

The Property

The property comprises a self contained two storey brick elevation building with a pitched and tiled roof of approximately 1990s build.

The property benefits from ground floor warehouse/showroom with 4.52 metre eaves, 2 full height roller shutter doors and first floor mezzanine stores/offices.

The building can be easily adaptable to create a split between warehouse and showroom to suit any prospective tenant's requirements and can be split back into two units if required.

Business Rates

The unit is to be assessed upon occupation with estimate business rate information available upon request.





The property as viewed from Tesco car park



Floor Areas

Floor	m ²	ft ²
Ground Floor	198	2,135
First Floor	146	1,573
Total	344	3,708

(This information is given for guidance purposes only)

If the building is adapted to suit different requirements this measurement could change.

Specification

The specification of the property includes:

Warehouse

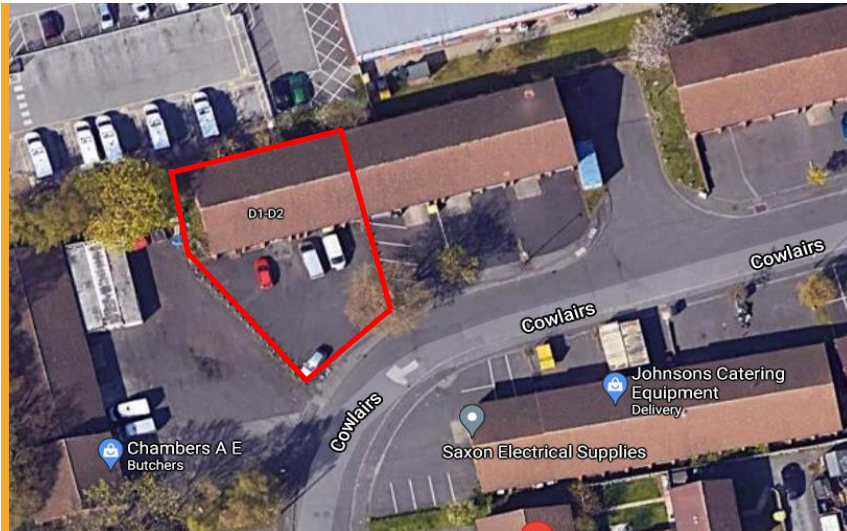
- 2no full height roller shutter doors
- 2no personnel doors
- Strip lighting
- 3 Phase power
- Alarm

Offices

- Heating and lighting
- Sockets throughout
- 4no WC's and kitchen facility

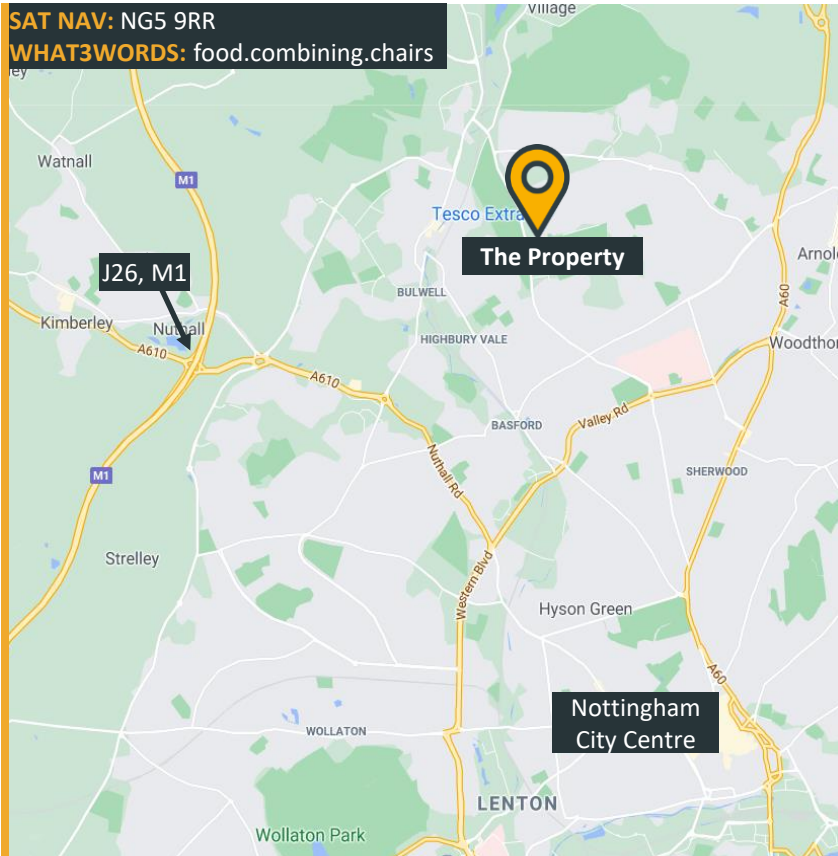
Externally

- Large surfaced car park to the front elevation
- Marketing option to rear overlooking Top Valley Tesco



SAT NAV: NG5 9RR

WHAT3WORDS: food.combining.chairs



Rent

The building is available on a new effective fully repairing and insuring lease and we are quoting a rental of:

£27,810 per annum exclusive

(Twenty-seven thousand, eight hundred and ten pounds)

VAT

VAT applies to rent and other payments due under the lease.

EPC

The EPC rating for the property is F(139).

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.