

2 Pintail Close | Netherfield | Nottingham | NG4 2SG

## Modern, detached and securely gated industrial unit on a self-contained plot

1,177.69m<sup>2</sup>  
(12,677ft<sup>2</sup>)

- Detached self-contained unit of steel portal frame construction
- Clear span warehouse space with translucent roof lights
- Lighting throughout
- Excellent office facilities
- Tarmac yard/car park
- Securely fenced and gated site



**FOR SALE/TO LET**



Location



Gallery



Contact



## Location

Nottingham is a major provincial city with substantial interests in retailing, manufacturing, education, call centre offices, warehousing and distribution. Victoria Business Park and Colwick lie approximately 4-5 miles east of Nottingham City Centre.

In recent years the accessibility to this area has improved by the construction of the Colwick Loop Road accessed via the A612 main arterial road serving the city. Shortly the Eastern Side Loop Road connecting Colwick with Mapperley Plains will be completed.

The subject property is located on the well-established Victoria Business Park which in itself is close to the Colwick Industrial Estate, Netherfield and the Loop Road. The property is located immediately behind the Morrisons Supermarket.

There are a number of new trade and retail elements being developed within the immediate vicinity including Teal Park currently under construction to provide 140,000 ft<sup>2</sup> of warehousing together with a Trade Park. Elsewhere Sainsburys have recently completed a new major superstore, opposite which a further Trade Park is in the process of being developed by Chancery Gate Developments with pre-lets having been agreed.

Major occupiers close by include Royal Mail, Pilkingtons and Findel Educational Systems Logistics Centre, Sports Direct and BCA Depot. Close by on the established Victoria Retail Park tenants include Next, B&Q, M&S Simply Food and Sport Direct/Everlast Gyms.







## Description

This property comprises a self-contained industrial building erected in 1997 and subsequently extended by way of a mezzanine floor to the warehouse. A further mezzanine floor utilised for office purposes has also been constructed as a tenant's improvement.

The property occupies a self-contained site with a direct frontage to Pintail Close and adequate circulation and car parking facilities.



The building consists of a main warehouse incorporating a two storey office section to the front. At the end of the warehouse a mezzanine floor has been constructed for storage purposes.

The offices have been well fitted out to provide a combination of individual rooms and open plan offices together with male, female and disabled toilet facilities.

The property is of steel portal frame construction, the external walls being of 4.5" brickwork with an inner skin of blockwork, with the remaining element consisting of profiled cladding. The property has the benefit of full gas fire central heating and retro fitted air conditioning to part. The property is in excellent condition throughout.

We calculate the eaves height to be approximately 6.4m (21'0").

## Accommodation

The total accommodation improvements is as follows:

Description	m <sup>2</sup>	ft <sup>2</sup>
Warehouse	664.60	7,154
Warehouse Mezzanine	128.85	1,387
Ground Floor Offices	138.98	1,496
First Floor Offices	158.86	1,710
Additional First Floor Offices	86.40	930
<b>Total</b>	<b>1,177.69</b>	<b>12,677</b>

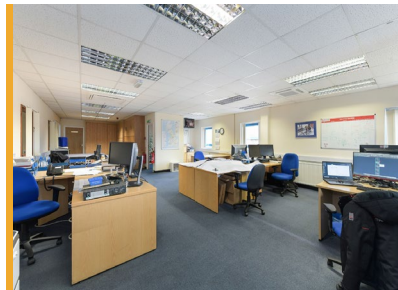
We calculate the site area to be 0.246 hectares (0.596 acres).

(This information is for guidance purposes only)

## Price

The property is to be sold freehold and we are quoting a price of:

**£1,475,000**  
**(One million four hundred and seventy five thousand pounds)**  
**(£115 per sq ft)**





## Rent

The property is to available to rent on a new lease and we are quoting a rent of:

**£90,000 per annum**  
**(Ninety thousand pounds)**

## Business Rates

From enquiries of the VOA website we understand the following:

**Rateable Value from April 2023:      £49,500**

(This information is given for guidance purposes only and prospective purchasers/tenants are advised to contact Gedling Borough Council)

## EPC

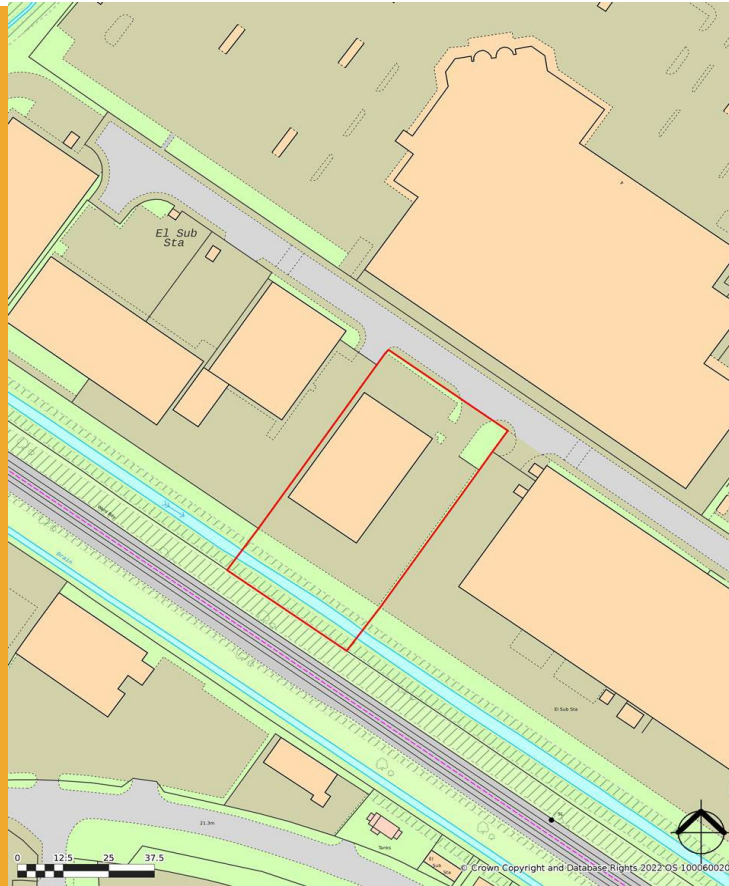
This property has an energy rating of C-71.

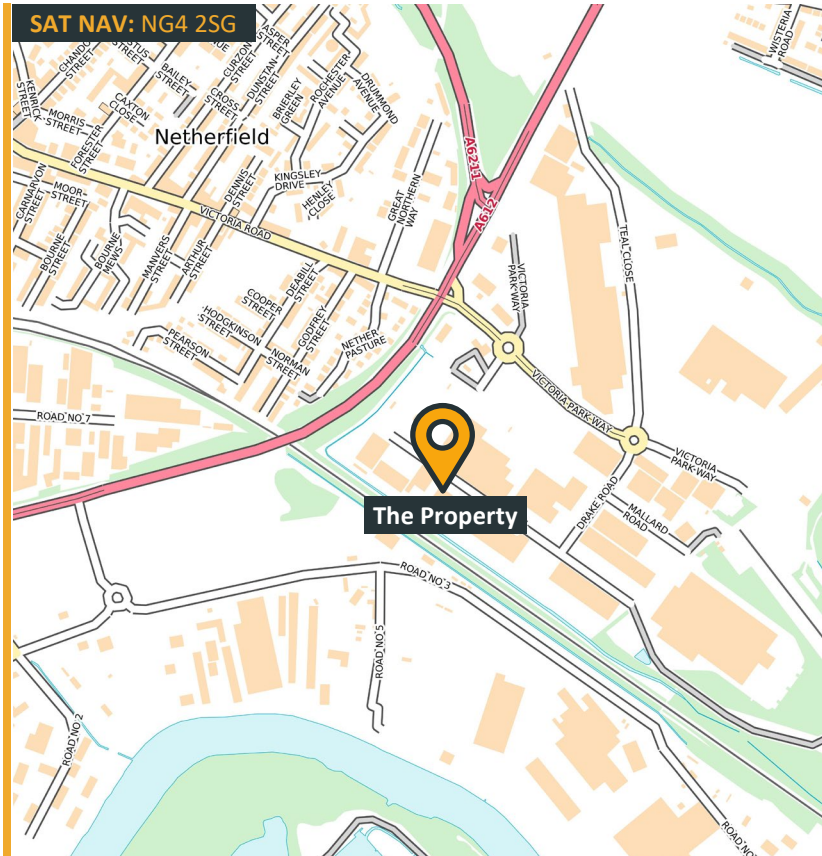
## Identity Checks

In order to comply with Anti-Money Laundering Legislation, the successful purchaser will be required to provide certain identification documents.

The required documents will be confirmed to and requested from the successful purchaser at the appropriate time.







## VAT

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

## Photographs

Please note that the internal photographs were taken some 18-24 months ago when the previous tenant was in occupation.

## 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.