

## Industrial unit with first floor offices on a well located Nottingham business estate

112m<sup>2</sup>  
(1,202ft<sup>2</sup>)

- Excellent warehouse space
- 4.578 metre eaves
- First floor office
- Front car park and yard space
- Kitchen, WC and reception area
- 3 phase power and gas supply
- Electric roller shutter door
- Available immediately



**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 and the City Hospital. The property is located opposite East Midlands Ceramic Tiles.

## Floor Areas

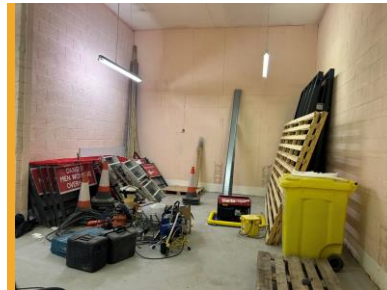
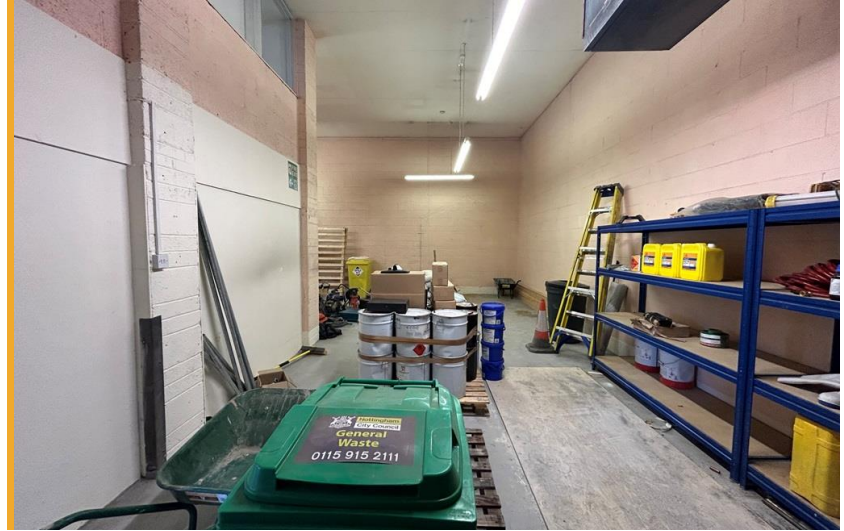
Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	193	1,001
Office	28	301
<b>Total</b>	<b>221</b>	<b>1,302</b>

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

## Rent

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

**£16,000 per annum exclusive**  
**(Sixteen thousand pounds)**





## The Property

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

- Excellent warehouse space
- 4.578m eaves
- Full height roller shutter doors
- Strip lighting in warehouse
- Double glazed windows
- Electric security shutters on ground floor windows and doors
- 3 Phase power
- Fully furnished first floor offices
- Gas central heating
- 1 x WC and kitchen facilities
- Car parking/yard to the front
- Alarm

## VAT

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

## EPC

The EPC rating for the property is C-71.



**SAT NAV:** NG5 9RA

**WHAT3WORDS:** cross.candle.talent



## Business Rates

From enquiries of the Valuation Office website we understand the following:

**Rateable Value:** £6,900

**Rates Payable:** £3,181

Occupiers should qualify for small business rates relief.

(This information is given for guidance purposes only and prospective tenants are advised to contact the Local Authority)

## 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.