

Unit 33, Trent Gateway | Technology Drive | Beeston | Nottingham | NG9 1LA

## Modern warehouse/industrial unit with first floor offices located on the established Beeston Business Park

408.49m<sup>2</sup>  
(4,397ft<sup>2</sup>)

- 5.7 metre eaves rising to 6.6 metres at the apex
- Clear span warehouse space
- 3 Phase power and full height roller shutter door
- First floor offices
- Fenced and secure business park with security and 24/7 access
- Walking distance from Beeston train station



**TO LET**



Location



Gallery



Video



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## Location

Trent Gateway is located within Beeston Business Park, a 40 acre site providing a mix of industrial and office accommodation. Easily accessible from Junction 25 of the M1, Trent Gateway is a business park environment immediately adjacent to Beeston train station which goes directly to London and a short walk from Beeston town centre and the tram. East Midlands International Airport is 12 miles south of the Business Park and easily accessible from the M1.

## Description

The property comprises a modern steel portal frame industrial unit with first floor offices built in 2021. The specification of the unit includes:

- Clear span warehouse
- 5.7 metres to eaves rising to 6.6 metres at apex
- Full height electric roller shutter door
- 37.5kN sq/m floor loading
- 3 Phase power
- Translucent roof lights
- LED lighting
- WC and kitchen facilities
- First floor offices
- Securely fenced and gated site
- Allocated car parking
- 24/7 access

## EPC

The EPC Rating for the property is B-42.





## Floor Areas

From measurements taken on a GEA basis we calculate the following:

Description	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	318.38	3,427
First Floor Offices	90.11	970
<b>Total</b>	<b>408.49</b>	<b>4,397</b>

(This information is given for guidance purposes only)

## Rent

We re quoting a rent of:

**£57,000 per annum exclusive**  
**(Fifty seven thousand pounds)**

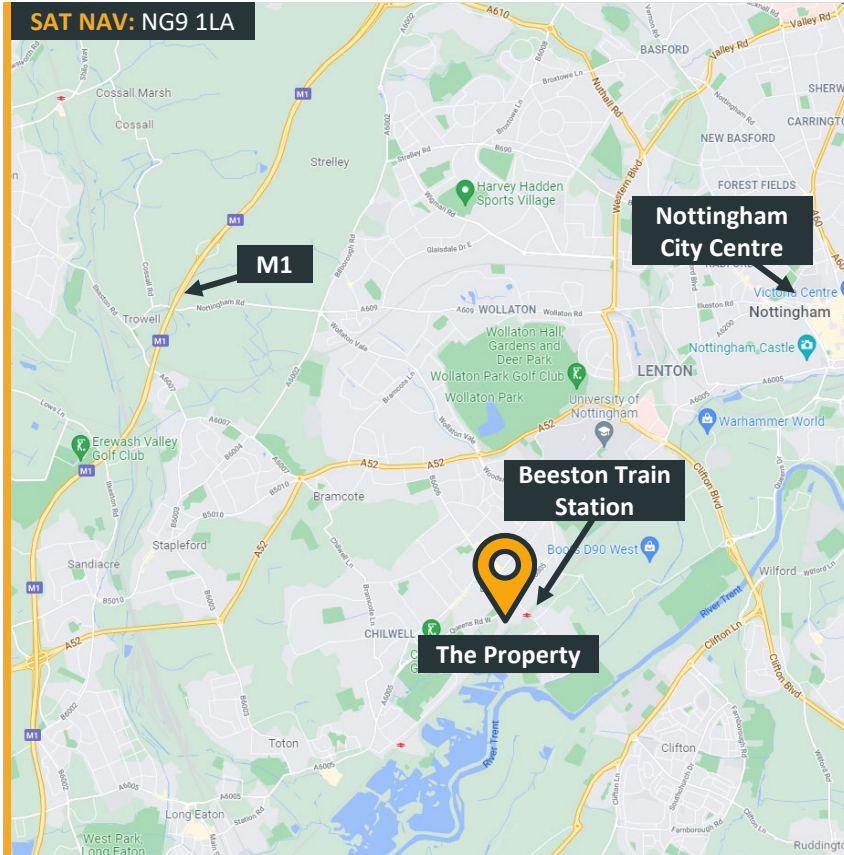
## Green Credentials

The property benefits from excellent green credentials to include:

- Electric vehicle charging points
- Low air permeability design
- 15% warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- Secure cycle parking

## VAT

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



## Business Rates

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

**Rateable Value from 1 April 2023: £20,000**

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries of Broxtowe Borough Council)

## Service Charge

The current annual service charge administers the upkeep, maintenance, cleaning of the common areas and external building of the building. Guide figures are available from the agents.

## 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.