

Cost effective, affordable warehouse/production space with secure rear yard – immediately available

452.64m²
4,872ft²

- Clear span simple space
- 3.6 metre eaves rising to 3.9 metres at the apex
- Self contained and secure rear yard
- Numerous roller shutter doors and 3 Phase power
- Internal office and ancillary space
- Immediately available



TO LET



Location



Gallery



Contact



Location

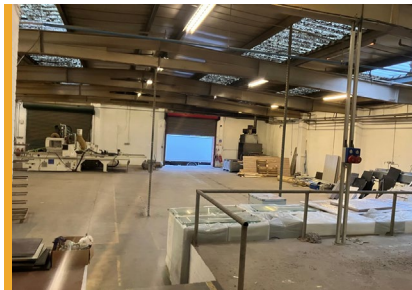
The property is situated within a popular industrial estate on Catton Road just off Coppice Road in Arnold within minutes of Arnold town centre. Catton Road can be found approximately 1 mile from the A60 Mansfield Road, 5 miles north of Nottingham City Centre and 7 miles from Junction 26 of the M1 Motorway.

Arnold offers a plethora of local amenities and provides excellent transport links.

Description

The unit is a semi detached simple industrial warehouse unit and has the following specification:

- Clear span simple warehouse space
- 3.6 metre eaves rising to 3.9 metres at the apex
- Numerous roller shutter doors to rear and side
- Concrete floors
- 3 Phase power
- Strip lighting
- Partitioned WC/office space
- Personnel door
- Self contained rear yard
- Car parking to the side elevation





Floor Areas

The property has the following Gross Internal Area:

452.64m² (4,872ft²)

(This information is given for guidance purposes only)

Rent

The premises are available on a new lease and we are quoting a rent of:

£30,000 per annum
(Thirty thousand pounds)

Business Rates

From enquiries of the VOA we understand the Rateable Value for the unit is:

Rateable Value from April 2023: £16,250

(This information is given for guidance purposes only and prospective tenants should make their own enquiries of Gedling Borough Council)

EPC

The EPC for the property is available from the agent.



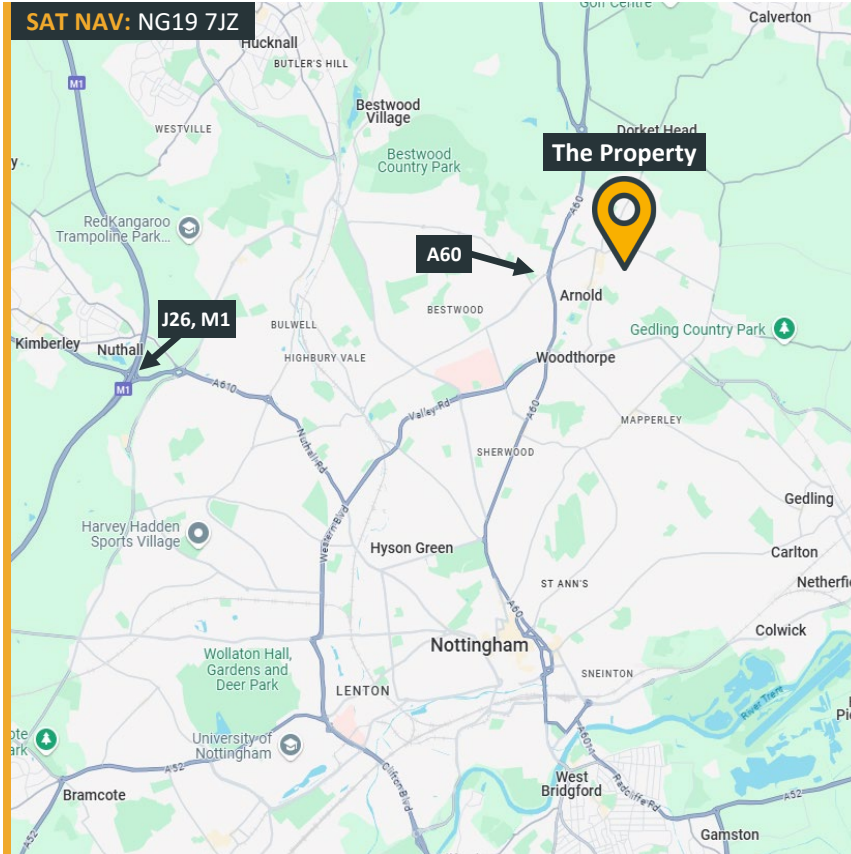
Location



Gallery



Contact



VAT

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

Further Information

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

Anthony Barrowcliffe

07557 972008

anthony@fhp.co.uk

Amy Howard

07887 787894

amy.howard@fhp.co.uk



Fisher Hargreaves Proctor Ltd.

10 Oxford Street
Nottingham, NG1 5BG

fhp.co.uk

11/02/2025

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