

Recently completed high quality industrial/warehouse unit available with parking and a substantial office fit out

371m²
(3,990ft²)

- Headstocks comprises a scheme of 22 new build light industrial/warehouse units from 2,500ft² to 30,000ft²
- Headstocks is accessed via a new traffic-controlled junction from Main Road, Watnall
- Each unit has dedicated forecourts and car parking
- Lighting, WCs and kitchenette installed
- Fitted out first floor offices which can either remain within the premises or be removed upon request
- Available for immediate occupation



TO LET



Location



Gallery



Video



Contact



Headstocks Industrial Park

Headstocks comprises a scheme of 22 new build light industrial/warehouse units from 2,500ft² to 30,000ft²

Location

Headstocks Industrial Park is accessed from Main Road, Watnall and is approximately 5.8 miles north-west of Central Nottingham and approximately 1 mile from Junction 26 of the M1.

The estate is accessed from Main Road by way of a new traffic-controlled entrance onto a private road now named Merchant Way.

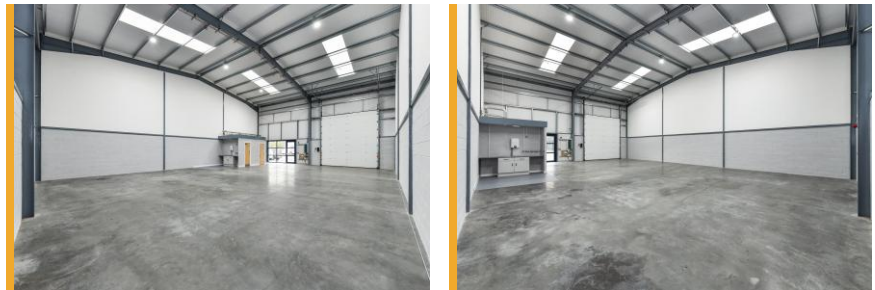
Data Room

Access to the data room can be provided, information will include:

- Plans
- Specification
- Example lease
- Legal pack

Car Parking

The property has four allocated car parking spaces.





The Units

The 22 high quality light industrial units have recently been completed. They are constructed of steel portal frame construction with clad elevations and inset feature curtain walled personnel access panels. Vehicular access into the units is via the level access service doors from the generous external loading and car parking areas.

Features of the 2,500ft units are:

- 6 metres minimum internal clearance to eaves
- Concrete power float finished floor
- Floor loading of 40KN per m²
- LED lighting within the production/warehouse space
- 43.5KVA electricity supply
- Installed WC/welfare block with open plan kitchenette
- Level access sectional insulated loading door
- Telecoms/data – an incoming BT duct is provided to each unit
- Heavy duty tarmac to loading areas
- 4 dedicated car parking spaces

Business Rates

The premises are yet to be assessed for rates – guide figures of the estimated Rateable Values can be provided – these are for guidance purposes only and will be subject to formal verification once the VOA have assessed the properties for rates.

Floor Areas

The unit has the following Gross Internal Area (GIA):

| Floor | m ² | ft ² |
|----------------------|----------------|-----------------|
| Warehouse/Industrial | 235 | 2,525 |
| First Floor Offices | 71 | 765 |
| Mezzanine | 65 | 700 |
| Total | 371 | 3,990 |

(This information is given for guidance purposes only)

Lease Terms and Rent

The unit is available on a new lease term for a number of years to be agreed at a quoting rent of:

| Specification | Rent Per Annum |
|--------------------------------------|----------------|
| Unit 20 with existing office fit out | £33,000 |
| Unit 20 in shell condition | £28,000 |

Ongoing Management of the Estate

The estate is being retained as a long term investment by our clients, Fernwood Property Limited, and it is important to them that the estate is kept in good condition. The anticipated service charge for the financial year equates to approximately 45p per ft². A full breakdown of the services provided which includes management of the traffic light junction and upkeep / maintenance of the external areas within the estate is available upon request.



SAT NAV: NG16 1HA



VAT

VAT will be payable in addition to rent and all payments due to the landlord.

EPC Rating

The unit has an EPC A rating.

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.