

## Recently completed high quality industrial/warehouse unit available with parking

235m<sup>2</sup>  
(2,525ft<sup>2</sup>)

- Headstocks comprises a scheme of 22 new build light industrial/warehouse units from 2,500ft<sup>2</sup> to 30,000ft<sup>2</sup>
- 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
- Potential to fit out first floor offices to provide additional ancillary/office space
- 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 2,500ft<sup>2</sup> to 30,000ft<sup>2</sup>

### 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.

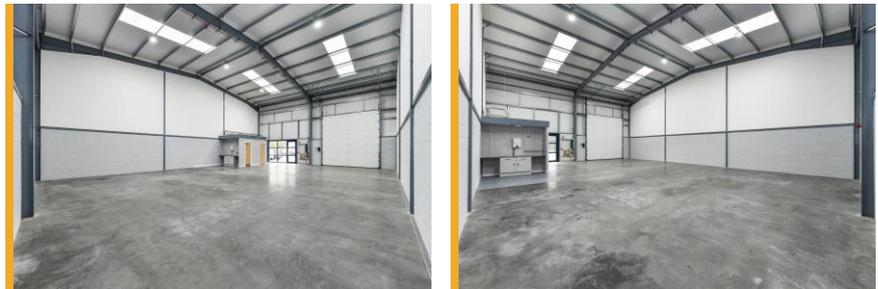
### Data Room

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 m<sup>2</sup>
- 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):

**235m<sup>2</sup> (2,525ft<sup>2</sup>)**

(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:

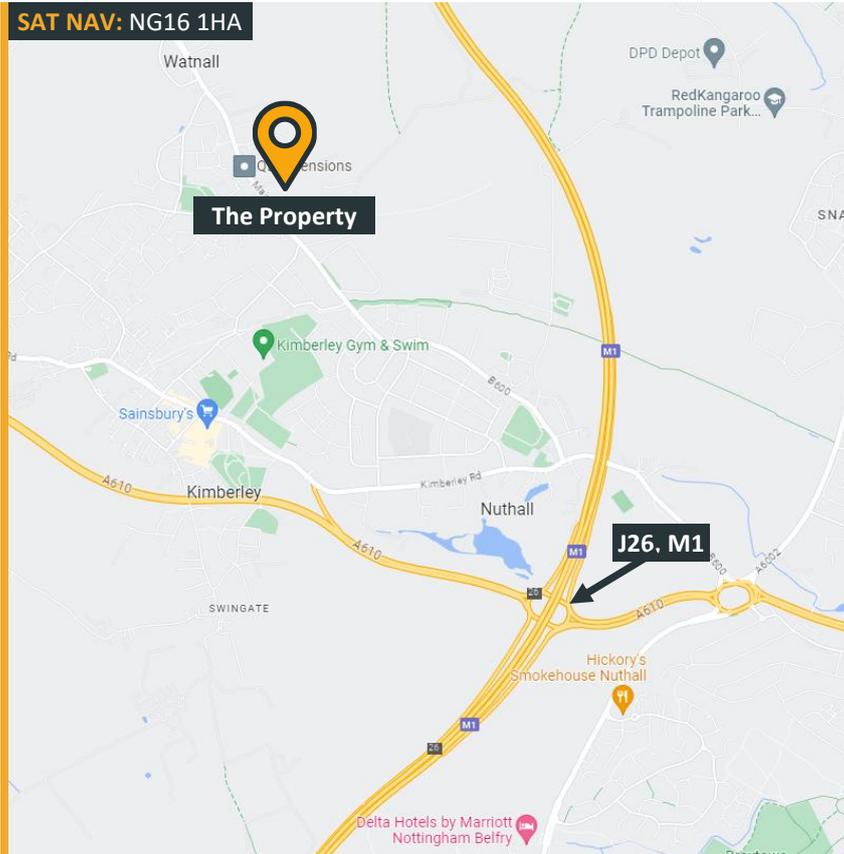
**£28,000 per annum**

## 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 ft<sup>2</sup>. 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:

**Amy Howard**  
07887 787894  
amy.howard@fhp.co.uk

**Jamie Gilbertson**  
07747 665941  
jamie.ilbertson@fhp.co.uk

**Anthony Barrowcliffe**  
07557 972008  
anthony@fhp.co.uk

**John Proctor**  
07887 787880  
johnp@fhp.co.uk



**Fisher Hargreaves Proctor Ltd.**  
10 Oxford Street  
Nottingham, NG1 5BG

**fhp.co.uk**

27/03/2025

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