

A detached self contained industrial / warehouse close to Central Nottingham

617m²
(6,647ft²)

- Established industrial estate location
- Front and rear service yard & parking
- Min eaves height 6.1m
- Two storey offices
- Gated and fenced industrial estate



Soon to be
refurbished

TO LET



Location



Gallery



Contact

Location

The Robin Hood Industrial Estate is on the eastern fringe of Central Nottingham, accessed from Carlton Road – one of the main arterial routes accessing the City Centre from the north eastern quadrant of Nottingham.

The property comprises one of 16 similar units located within a secure gated and fenced site.

Description

The property is a detached self contained steel portal framed light industrial / warehouse unit constructed of brick elevations under a low pitched sheeted and insulated roof incorporating translucent light panels.

The property is currently dated - a full refurbishment is currently evolving and will be implemented shortly.

Floor Area

The gross internal floor area is approximately:

	M ²	Ft ²
Warehouse	457	4,921
Ground floor offices	80	863
First floor offices	80	863
Total	617	6,647





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Car Parking and External Yardage

The property benefits from loading to the front elevation from within the Robin Hood Industrial Estate and a fenced and gated yard which is accessed from Roden Street.

A service door accesses the warehouse from the front elevation with personnel door access from the rear car park / yard.

Planning

We believe the property can be used for light industrial and warehousing purposes. Interested parties should confirm that their use does not require a Change of Use Planning Application.

Business Rates

Business rates are as follows:

Rating Authority:	Nottingham City Council
Rateable Value:	RV £30,500
Anticipated Rates Payable:	£15,220

[This information is for guidance purposes only – interested parties should verify this information].

Energy Performance Certificate

The EPC rating is currently D82 but this will be reassessed following the refurbishment whereupon it is anticipated the EPC will improve.

VAT

VAT will apply at standard rate.

Service Charge

A service charge is payable in addition to the rent for the upkeep and maintenance of the common areas – full information is available upon request.



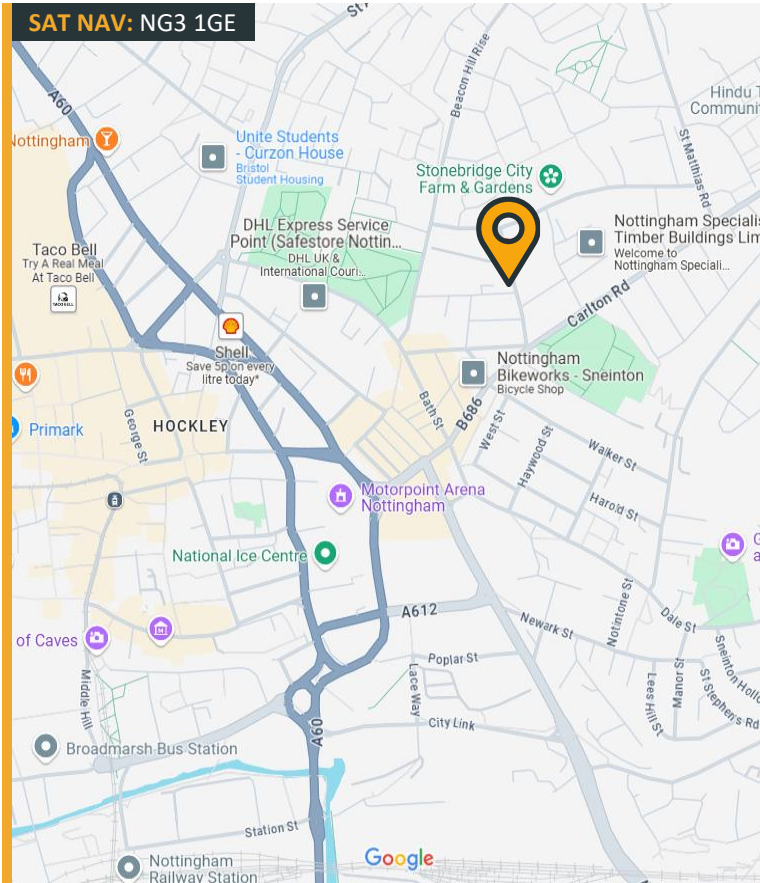
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Rent and Lease Terms

The premises are available on a new lease via negotiation. The tenant is to look after all repairs required to the property for the duration of the term. The rental is:

£63,150 per annum

(Sixty three thousand one hundred and fifty pounds)

Anti Money Laundering Regulations

In accordance with HMRC requirements we are required to verify the identity of the tenant – all parties with a 25% (+) beneficial ownership in qualifying trading entities will be required to provide passport and verification of address.

Further Information

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

Amy Howard

07887 787 894

amy.howard@fhp.co.uk

Anthony Barrowcliffe

07557 972 008

anthony@fhp.co.uk



Fisher Hargreaves Proctor Ltd.

10 Oxford Street
Nottingham, NG1 5BG

fhp.co.uk

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