

To Let
Industrial/Trade/Warehouse Unit
Swinstead Close
Bilborough
Nottingham
NG8 3JY



LAST REMAINING UNIT – Newly Refurbished Industrial/Trade/Warehouse Facility Size 4,855 sq ft

- Refurbished industrial/trade/warehouse unit
- Established commercial location
- Self-contained yard space
- Office space at 1st floor level
- Minimum 4.5m clear height in warehouse
- Excellent access to the Nottingham outer ring road and wider motorway network at J25 (via A52) & J26 (Via A610) M1

Industrial/Warehouse Units - To Let

Size 4,855 sq ft

Location

The premises are situated on Swinstead Close, which forms part of the wider Glaisdale Parkway industrial area in Bilborough. Glaisdale Drive is a well-established industrial location and can be accessed directly from the A609 and is approximately 3 miles west of Nottingham City Centre. Other occupiers nearby include UK Tool Hire, Royal Mail and Bampton Packaging.

The premises offer good links to the Nottingham outer ring road and Junction 26 of the M1 via the A610 along with J25 of the M1 via the A52. J26 of the M1 lies approximately 2 miles north of Bilborough.

Description

The units provide functional warehousing space with ancillary offices at first floor level. Each unit benefits from wc's, lighting, and ground level roller shutter doors.

To the front of each unit is a small, dedicated service yard.

Availability:

Current availability is as follows:

UNIT	SQ FT	SQ M
Unit 7 -	4,855	451

Business Rates

Unit 7 has had its Rateable Value split as follows:

Ground Floor: £12,500

First Floor: £4,500

(Interested parties are advised to confirm these figures with Nottingham City Council. This information is given for guidance purposes only).



Service Charge

There is a service charge payable for upkeep of the common areas

EPC Rating – TBC

Terms

Available by way of a new lease on terms to be agreed.

Legal Costs

Each party to be responsible for their own legal costs.

Further Information

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