



# CASTLE PARK

NOTTINGHAM

Prime Trade Counter/Warehouse Units

**4,273 sq ft – 33,500 sq ft**

**TO LET**

Queens Drive | Nottingham | NG2 1AH



## CASTLE PARK NOTTINGHAM

### Location

The property is located a short distance from Nottingham city centre fronting Queens Drive (A453), one of the principal routes into/out of the city. Queens Drive affords quick convenient access to Clifton Boulevard, Nottingham's principal ring road. The A453 continues to Junction 24 of the M1 approximately 9.5 miles south west of the development.

Other occupiers on the development include Arco, Mr Clutch and Eurocell. The development is opposite the Meadows North tram stop and is well served by a number of bus routes.





## Description

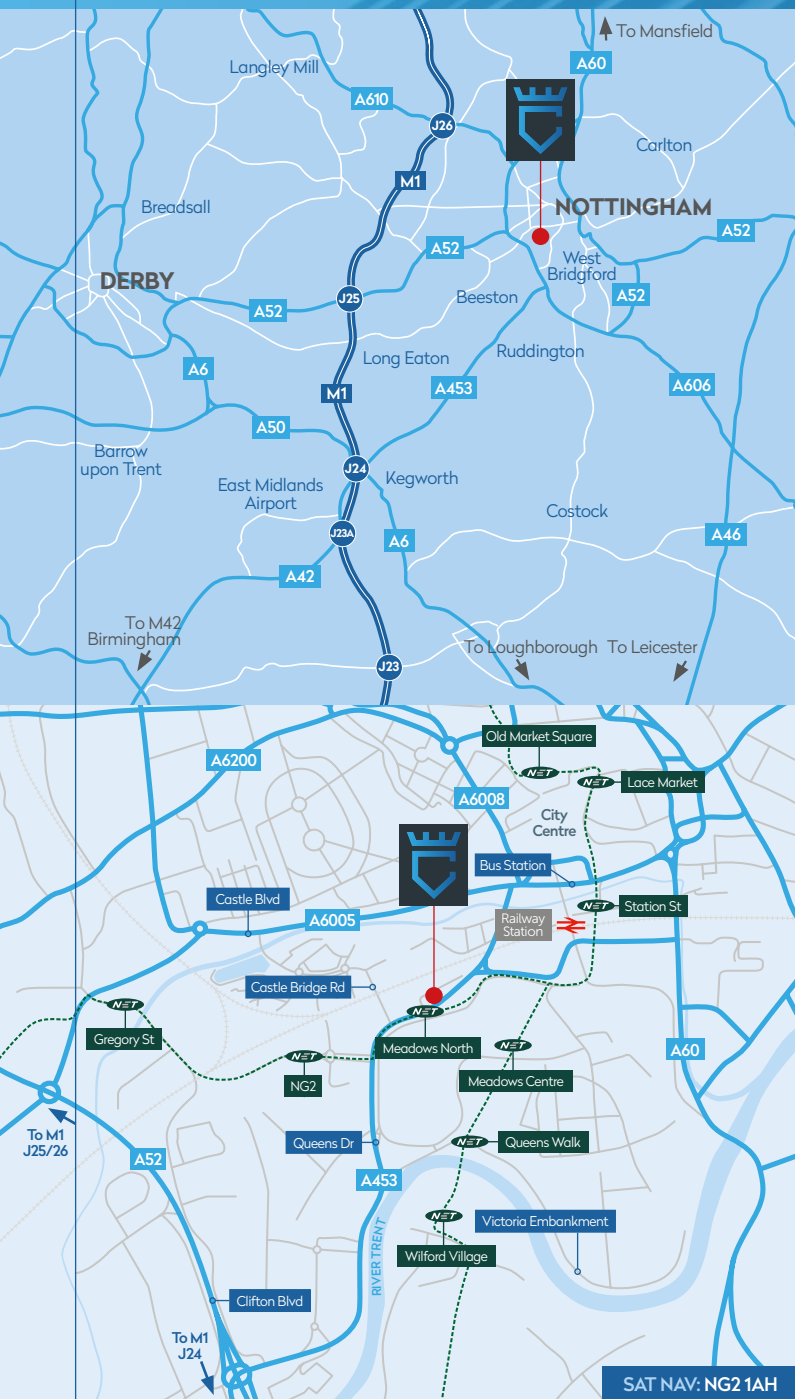
The development affords a range of commercial units being arranged in two terraces either side of a central spine road. The development offers an efficient working environment with on-site parking. Key features of the scheme include:- integrated offices and wc, loading doors and eaves height of 6.8m.

## Accommodation

<b>Unit 1</b>	23,992 sq ft	2,228.91 sq m
<b>Unit 2</b>	9,508 sq ft	883.31 sq m
<b>Unit 6</b>	14,221 sq ft	1,321.16 sq m
<b>Unit 10</b>	4,273 sq ft	396.97 sq m

Units 1 and 2 can be combined.





## Drivetimes

<b>J24 M1</b>	10 miles	17 mins
<b>East Midlands Airport</b>	13 miles	22 mins
<b>Derby</b>	16 miles	29 mins
<b>Leicester</b>	28 miles	45 mins
<b>Birmingham</b>	50 miles	1 hour
<b>London</b>	126 miles	2 hrs 45 mins

SAT NAV: NG2 1AH

## Rent

The rent is available from marketing agents.

## Rateable Value

**Unit 1:** £87,500

**Unit 2:** £37,750

**Unit 6:** £60,500

**Unit 10:** £18,500

(Source: Valuation Office website)

## Service Charge

A Service Charge will be levied across the whole estate.

## VAT

VAT is applicable.

## Viewing



**Scott Osborne**

07894 587809  
sosborne@innes-england.com



**Sean Bremner**

07541 505980  
sean@cpppartners.co.uk

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