



CASTLE PARK
NOTTINGHAM

Prime Trade Counter/Warehouse Units

4,273 sq ft - 33,500 sq ft

TO LET

Queens Drive | Nottingham | NG2 1AH



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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

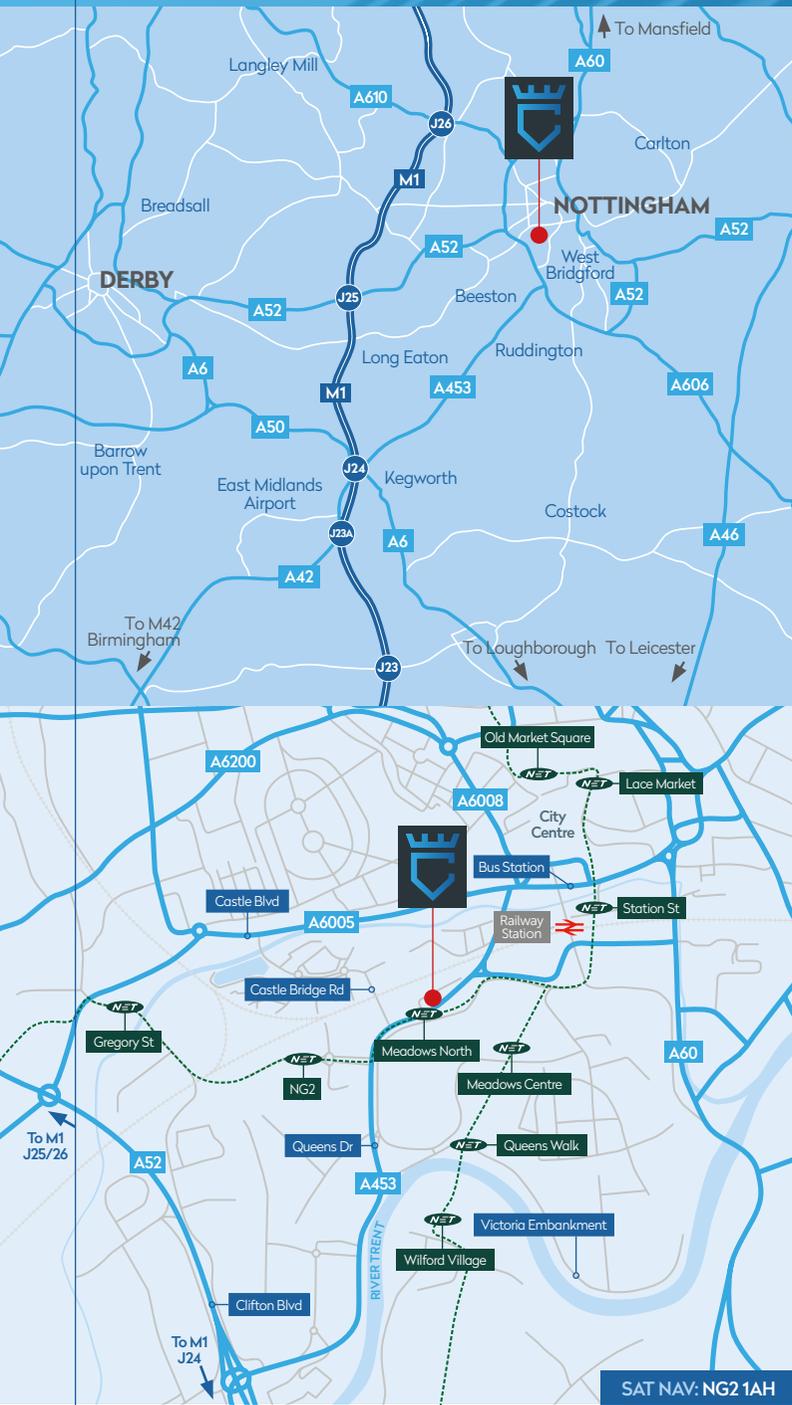
The development affords a range of commercial units being arranged in two terraces either side of a central spine road. The development offers an efficient working environment with on-site parking. Key features of the scheme include:- integrated offices and wc, loading doors and eaves height of 6.8m.

Accommodation

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

Units 1 and 2 can be combined.





Drivetimes

J24 M1	10 miles	17 mins
East Midlands Airport	13 miles	22 mins
Derby	16 miles	29 mins
Leicester	28 miles	45 mins
Birmingham	50 miles	1 hour
London	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

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