

Preliminary Details
Available From July 2021



Warehouse/Industrial Facility 70,768 sq ft (6,575 sq m) – May Split

- Prominent self-contained unit with secure yard adjacent to Boots main campus
- 7.0m to eaves
- Existing 250 kVA power supply.
- 7 ground level roller shutter doors.
- 4 x 5 tonne cranes
- Heating and Lighting to warehouse
- Set upon large site with ample yard provision.
- High quality office accommodation with plentiful car parking

Warehouse/Industrial Facility

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Location

Beeston is a popular affluent suburb of Nottingham, located on the immediate West side of the City some 3.5 miles from the centre.

Nottingham University main campus is nearby and Boots main HQ campus is directly opposite the property. Beeston is underpinned by the presence of the Boots campus, Lilac Grove is a long time established, key commercial area of Beeston. Other key occupiers include J Tomlinson, Severn Trent Water and ATOS.

The property is located approximately 6 miles east of Junction 25 of the M1, accessed via the A52, which is within close proximity. A new link road (which links Thane Road to Humber Road South) is planned to open imminently and is directly opposite the property. The new link road will provide an anticipated faster connection to the A453 which links to J24 of M1 and East Midlands Airport.

Beeston Train Station is located just 0.5 miles from the property.

Description

The property measures **70,768 sq ft** and benefits from 7 loading doors, heating and lighting. It has an eaves height of 7.0m and 2-yard areas that could allow the property to be split.

There is a large block paved parking area adjacent to the two storey brick built office pod. The site is self-contained.

The yards on either side of the warehouse are circa 25m in depth.

The property sits on a site of approximately 1.496 ha / 3.7 acres, providing a low site cover of 40%.

The property benefits from 4 integral cranes, each with a capacity of 5-tonnes which we are advised have a full service history and will be handed over in working order.

Services

Mains water, electricity, gas and drainage. Interested parties should ensure capacity is sufficient for their use. We are advised the unit has an existing 250 kVA electricity supply.

Accommodation

	Sq ft	Sq m
Main Office - GF	4,769	443
Main Office – FF	4,769	443
Warehouse/Production area	56,040	5,206
Canteen (reverts to warehouse)	2,104	195
Works Office - GF	1,543	144
Works Office - FF	1,543	144
TOTAL GIA	70,768	6,575

Terms

The property is available by way of a new FRI lease on terms to be agreed, with a quoting rent of £5.25 per sq ft per annum exclusive.

Business Rates

Occupiers will be liable to pay business rates,

The 2017 list RV is £233,000

Planning

We understand the property has permission for general industrial and storage and distribution uses.

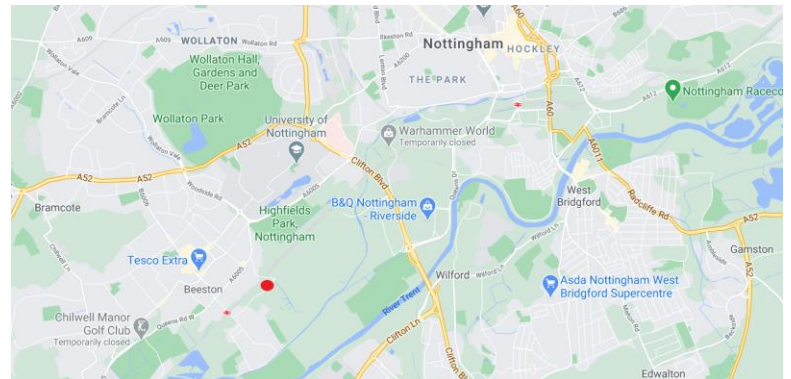
EPC Rating

The unit has an EPC rating of C56. A full copy is available on request.

Legal Costs

Each party to bear their own legal costs incurred in any transaction.

Location



Further information/Viewing

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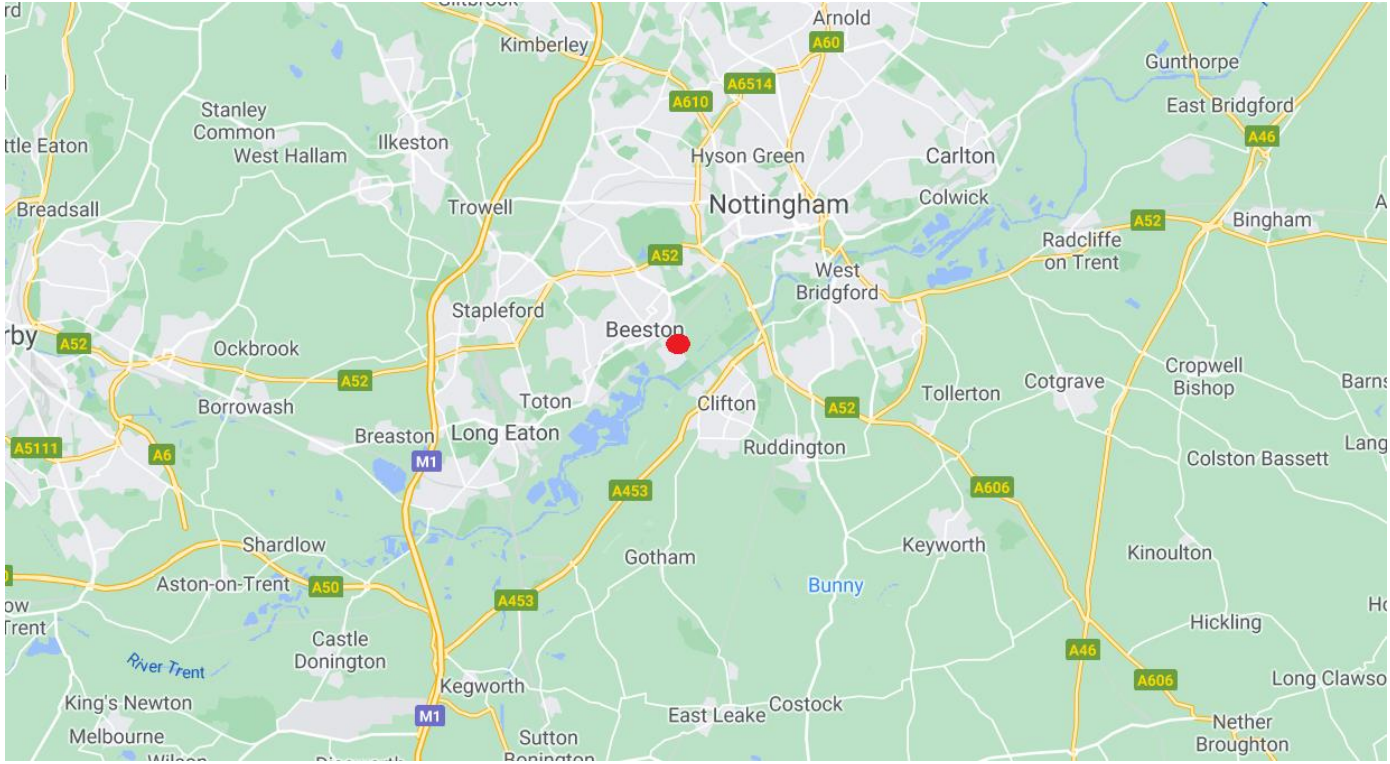
Sean@cppartners.co.uk

The client supports The Code for Leasing Business Premises in England and Wales 2007 produced by The Joint Working Group on Commercial Leases.

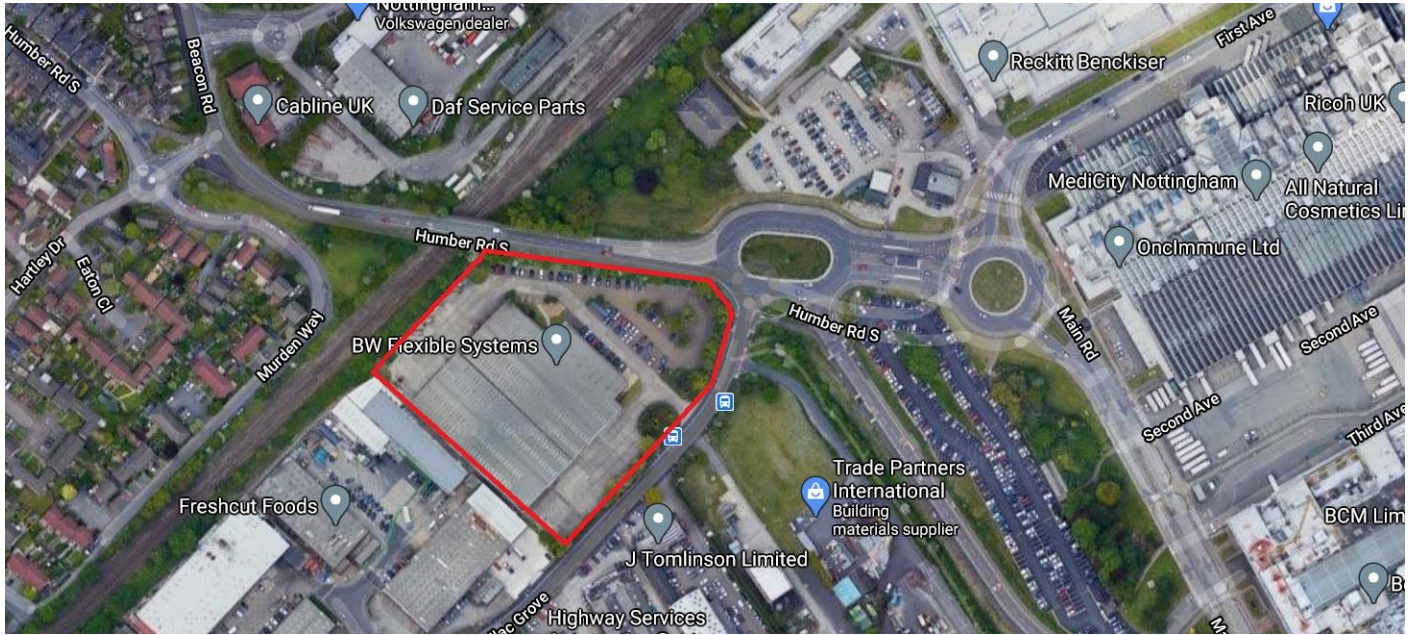
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Site Plan





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