



**Industrial/Trade Counter Unit**  
**Size 6,665 sq ft (619.23 sq m)**  
**TO BE REFURBISHED**

- 5.50m internal eaves
- Good prominence
- Established and popular commercial location

# Industrial/Trade Counter Unit

## Size 6,665 sq ft (619.23 sq m)

### Location

The unit is located upon Longwall Avenue forming part of the Queens Drive Industrial Area on the South West side of Nottingham. The position is very popular given the ease of access to both the City's Inner and Outer Ring Road, providing onward connections to J24 and J25 of the M1 Motorway. The area has attracted key occupiers including Travis Perkins, Wickes, Howdens and Toolstation amongst many others. The location is very well connected to public transport routes with buses and the Nottingham Express Transit (NET) system serving the location. The estate is also linked to the City's cycle-route network.

### Description

The unit is a semi-detached end of terrace property, of steel portal framed construction with an attractive façade, featuring glazing within a mix of brickwork and cladding. The configuration provides a main warehouse, with two-storey office and welfare element. Key features include:

- 5.5m internal eaves
- Power assisted level access loading door
- Concrete loading apron
- LED warehouse lighting
- Warehouse heating
- Forecourt parking

### Accommodation

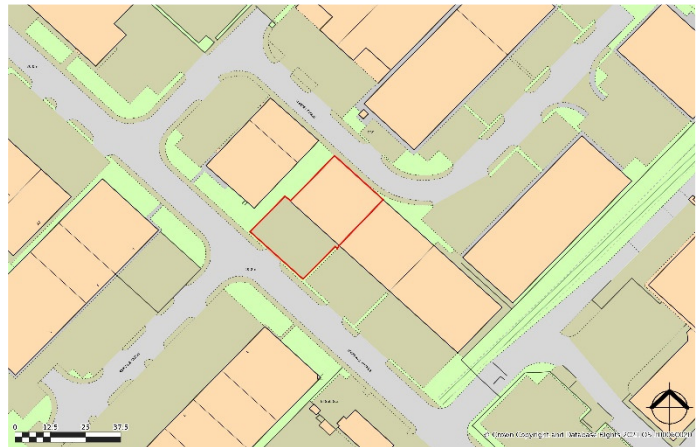
Description	SQ M	SQ FT
Ground floor warehouse	467.66	5,034
Ground floor office	76.57	824
First floor office	75.00	807
<b>Total</b>	<b>619.23 sq m</b>	<b>6,665 sq ft</b>

### Rateable Value

The property is assessed as "factory & premises" with a 2017 Rateable Value of £26,500.

### EPC Rating

To be re-assessed



### Terms

The premises are available TO LET by way of a new FRI lease upon terms to be agreed.

### Rent

£50,000 per annum exclusive.

### Further Information

For further information please contact the sole agents CPP Sean Bremner

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### Date of Particulars

November 2021

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