



## High quality refurbished warehouse facility Size 32,816 sq ft (3,048.71 sq m)

- Level access loading
- 6m eaves
- LED lighting
- Concrete yard
- Established edge of City Location

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## Size 32,816 sq ft (3,048.71 sq m)

### Location

Glaisdale Parkway is an established commercial area on the west side of Nottingham located approximately 4 miles to the City Centre via the A609 and 4 miles to the M1 at junctions 25 and 26. The area is very well connected for public transport with numerous bus routes in close vicinity, enabling easy access to Nottingham's labour pool.

Key occupiers in the area include Hillary's Blinds, B. Taylor Transport, Royal Mail, Agilitas & Bosch.

### Description

Unit 4 comprises a steel portal framed warehouse facility. The building has been recently refurbished to a high standard to include new external cladding, a new roof with translucent roof panels, fencing and gates. Key features of the building include:

- Power assisted level access loading
- 6m clear working height
- LED lighting
- Ancillary WC and staff facilities
- Refurbished ground floor office accommodation
- Large power provision available (if required)

### Accommodation

Description	SQ M	SQ FT
Warehouse	2,703.40	29,099
Ground floor office/ancillary	345.31	3,717
<b>Total</b>	<b>3,048.71</b>	<b>32,816</b>

### Planning

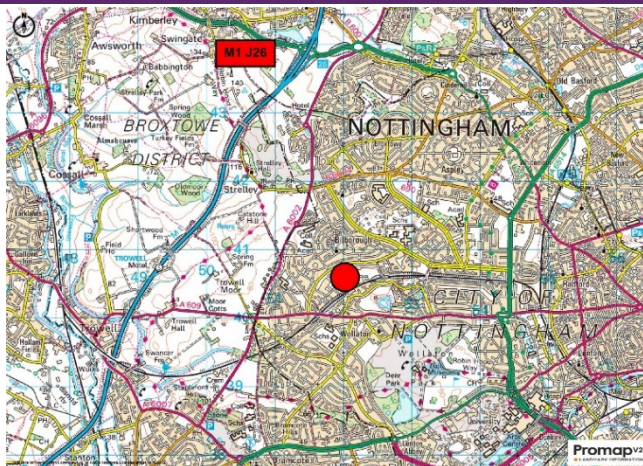
The property benefits from a consent for uses falling within Classes E(g)(i-iii), (commercial business and service), B2 (industrial) and B8 (storage and distribution).

### EPC Rating

The property has an EPC assessment of B-50, valid until March 2031.

### Business Rates

The property is assessed as "warehouse and premises" with a 2017 Rateable Value of £99,500.



### Terms & Rent

The premises are available to let by way of a new effectively FRI lease, by way of an estate charge upon terms to be agreed.

Leases are drawn up outside of the Landlord & Tenant Act 1954.

Rent upon application to the letting agent.

### Further Information & Viewings

Please contact the sole letting agents CPP:

Sean Bremner

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E: [sean@cpartners.co.uk](mailto:sean@cpartners.co.uk)

### Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.



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