



Edge of City Industrial/Warehouse Unit Size 10,496 sq.ft. (975.12 sq.m.)

- End of terrace position with good yard and parking provision
- 5.42m internal eaves height
- Two power assisted level access loading doors
- Established location off Queens Drive (A453)
- **TO BE REFURBISHED**

Edge of City Industrial/Warehouse Unit

Size 10,496 sq.ft. (975.12 sq.m.)

Location

The unit is located upon Ashville Close 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 property occupies an end of terrace position and is of a steel portal frame construction. The elevations are of brick and block-work to a height of 2m surmounted by a profiled cladding system to eaves. The roof is pitched and of a composite cement material featuring roof-lights to some 10% coverage. Key features include the following:

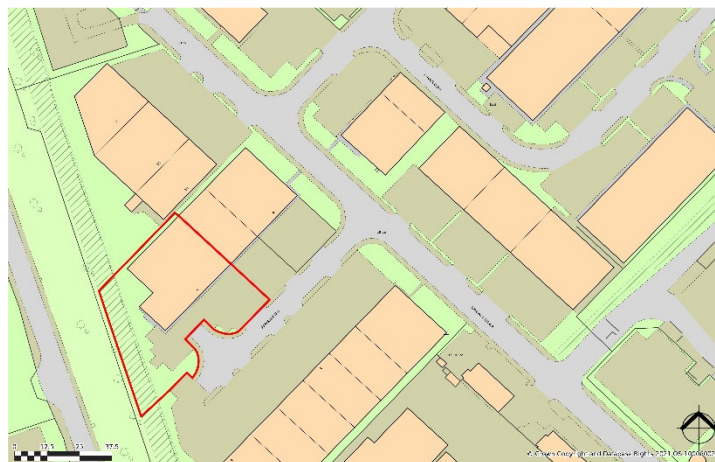
- 5.42m internal eaves height
- Concrete floor slab
- 2 power assisted level access loading doors
- Warehouse heating and lighting
- 2 storey office and welfare block
- Concrete surfaced loading yard with parking provision

Accommodation

Description	SQ M	SQ FT
Ground floor warehouse	784.31	8,442
Ground floor office/welfare	96.11	1,035
First floor office	94.70	1,019
Total	975.12	10,496

Business Rates

The premises are assessed as "warehouse and premises" and have a 2017 Rateable Value of £42,250.



Lease & Rent

The premises are available To Let by way of a new FRI lease upon terms to be agreed. Quoting rent on application.

EPC Rating

The property has a valid rating of E-114.

Further Information & Viewings

For further information or to arrange an appointment to view, please contact the sole letting agents:

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Date of Particulars

July 2022



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