



TO BE REFURBISHED

TO LET

Industrial / Warehouse Unit

27,533 sq.ft (2,558 sq.m)

Block B, Queens Drive Industrial Estate, Crossgate Drive, Nottingham, NG2 1LW

- Available Mid 2023 following full refurbishment
- Wrap around yard with 3 access points
- Close to City Centre

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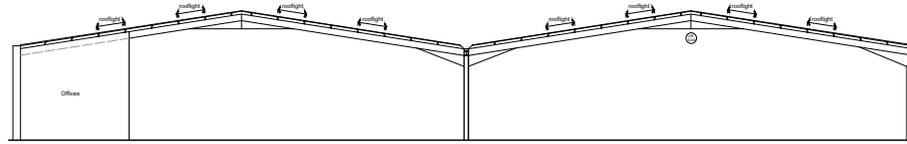
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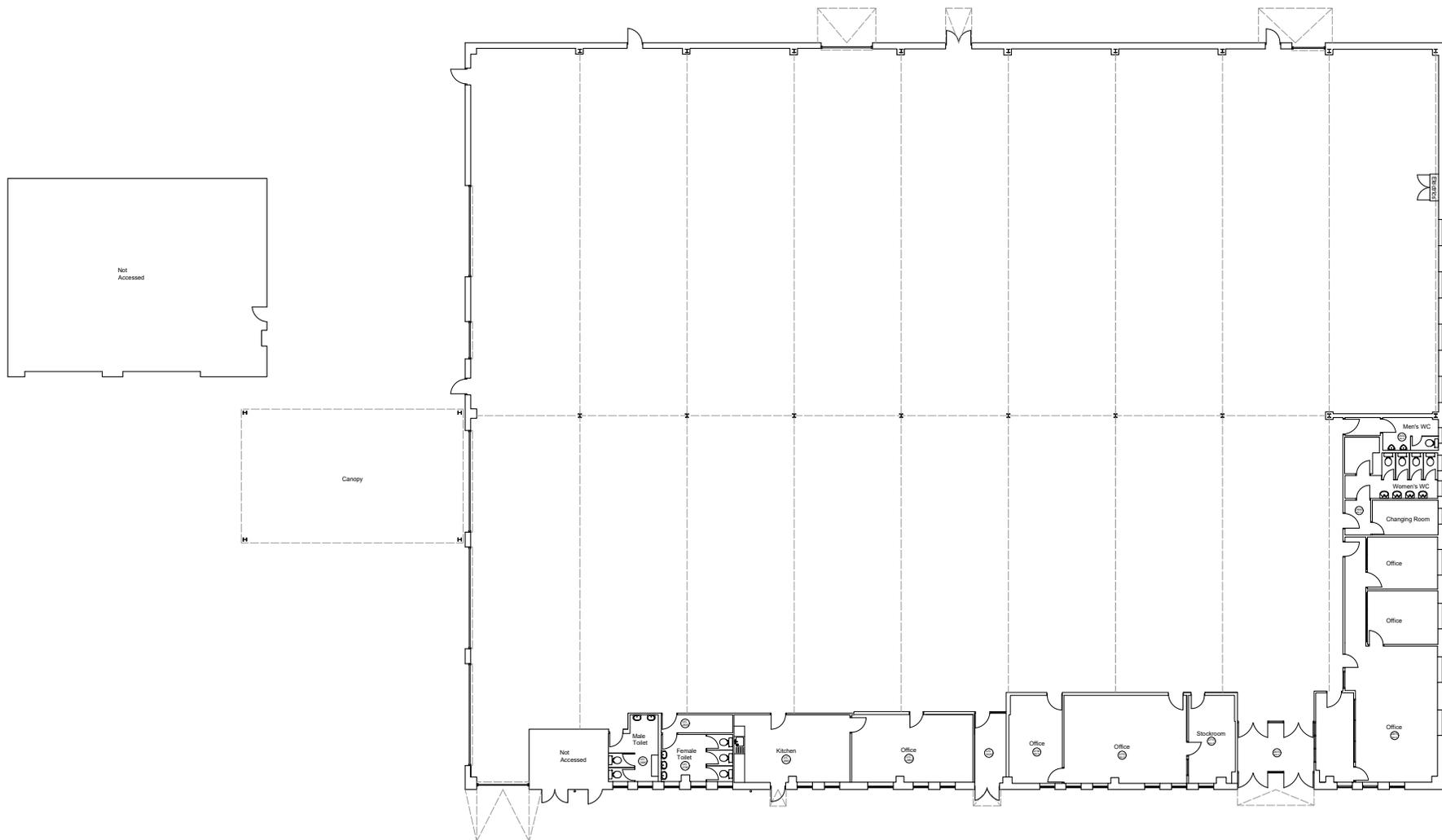
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Current Unit Layout



Typical Section



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Areas (Approx. Gross Internal)

Warehouse	21,513 sq.ft	(1,999 sq.m)
Single Storey Office	4,321 sq.ft	(401 sq.m)
Detached Storage Building	1,699 sq.ft	(158 sq.m)
Total	27,533 sq.ft	(2,558 sq.m)

Description:

- Warehouse dimensions of 56m x 37m
- 8 level access loading doors
- Minimum eaves height of 3.5m rising to 4.4m
- Concrete floor slab
- LED lighting to be installed throughout as part of refurbishment
- Wrap around yard with canopy over loading area
- Separate staff parking

Rent

£180,000 p.a.x

Business Rates

Rateable Value TBC
Nottingham City Council.

Service Charge

A service charge will be levied for the maintenance of common areas.

Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

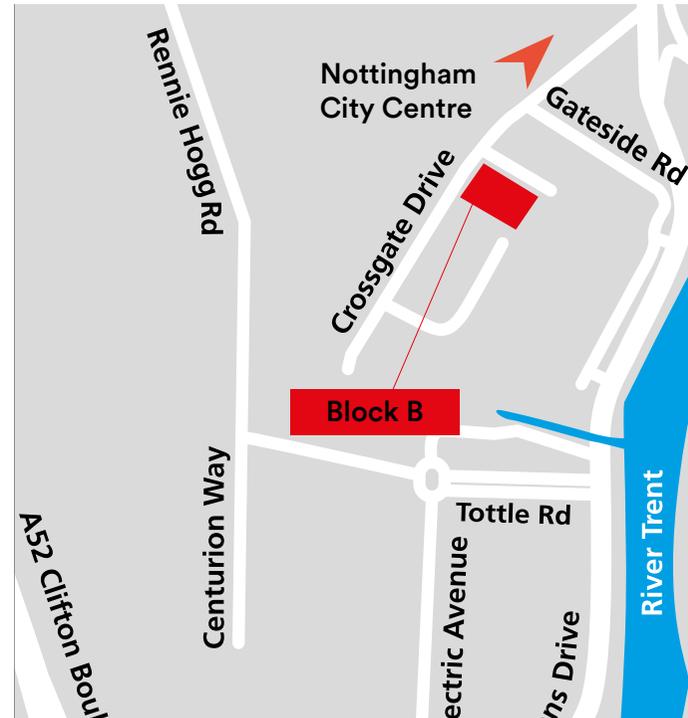
Further information available upon request.

Planning

All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.



Location - NG2 1LW

The property is positioned upon the established Queens Drive Industrial Estate fronting Crossgate Drive.

The estate occupies a key position in-between Nottingham's inner and outer ring road with a direct traffic light controlled junction onto Queens Drive (A453).

This major arterial route connects the city to J24 of the M1 motorway and the A52 providing onward links to Derby (and J25 of the M1), Leicester, Loughborough, Melton Mowbray, Newark and Grantham.

Viewing

Strictly via prior appointment with the appointed agent



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