



Prime Light Industrial/Distribution Unit Size 10,697 sq ft (993.78 sq m)

- High quality building on established and popular business park
- 7m internal clear working height
- Superb location being fringe City Centre with excellent major road links including Nottingham Outer Ring Road, A52, A453 and Junctions 24 and 25 of the M1

Prime Light Industrial/Distribution Unit

Size 10,697 sq ft (933.78 sq m)

Location

Easter Park is situated on the western fringe of Nottingham City Centre within immediate proximity of the Outer Ring Road.

The property is located on a popular and well established estate situated close to the A52 which provides direct access to the M1 at J25 and via the A453 to J24.

Nearby occupiers include Games Workshop, Euro Car Parts and the motor trade cluster including BMW, Audi, Ferrari, Honda, Nissan & Ford.

Description

The end of terrace unit is a single bay of steel portal frame construction, with predominantly brick and blockwork elevations. The roof is pitched and made up of an insulated profile system. The property has been subject to substantial refurbishment and benefits from the following features:

- Clear working height of 7.00m
- Dedicated forecourt parking for up to 15 vehicles
- Ground level roller shutter loading door, electrically operated
- Two-storey office and welfare accommodation
- Security shutters installed

Accommodation

Description	SQ M	SQ FT
Ground floor warehouse	793.64	8,453
Ground floor office/welfare	103.52	1,114
First floor office/welfare	96.62	1,040
Total	993.78	10,697

Rateable Value

“warehouse & premises” with a 2023 RV of £97,000.

Service Charge & Insurance

The tenant will pay a fair and reasonable proportion of the estate service charge and property insurance premium.

EPC Rating

Following the recent refurbishment a new EPC assessment has been commissioned.



Terms

The unit is available To Let by way of a new FRI lease upon terms to be agreed. Rent on application.

Further Information & Viewings

For further information or to view by appointment only please contact:

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Date of Particulars

October 2023



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