

To Let
Industrial/Trade/Warehouse Unit
6 Swinstead Close
Bilborough
Nottingham
NG8 3JG



Industrial/Trade/Warehouse Facility

4,839 sq.ft. (450 sq m) plus mezzanine of 1,350 sq ft

- Established commercial location.
- Fenced and gated yard area
- Office accommodation at 1st floor level
- Minimum 4.25m clear height in warehouse
- Excellent access to the Nottingham outer ring road and wider motorway network at J25 (via A52) & J26 (Via A610) M1

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Industrial/Warehouse Units - To Let

4,839 sq ft plus mezzanine of 1,350 sq ft

Location

The premises are situated on Swinstead Close, which forms part of the wider Glaisdale Parkway industrial area, off Wigman Road in Bilborough. Glaisdale Drive is a well-established industrial location and can be accessed directly from the A609 and is approximately 3 miles west of Nottingham City Centre. Other occupiers nearby include UK Tool Hire, Royal Mail and Bampton Packaging.

The premises offer good links to the Nottingham outer ring road and Junction 26 of the M1 via the A610 along with J25 of the M1 via the A52. J26 of the M1 lies approximately 2 miles north of Bilborough.

Description

The unit provides industrial warehousing space with ancillary offices at first floor level.

More specifically the unit benefits from the following:

- 4.25m to eaves
- Ground level loading door
- WC and Kitchenette
- Lighting

Externally a tarmac surfaced loading yard is fenced and gated ensuring self-containment.

Accommodation

The property comprises the following Gross Internal Area:

Ground floor & first floor office	4,839 sq ft
Mezzanine	1,350 sq ft

Business Rates

Unit 6 is assessed as warehouse and premises and has a 2023 Rateable Value of £19,250

(Interested parties are advised to confirm these figures with Nottingham City Council. This information is given for guidance purposes only).



EPC Rating

TBC

Terms

The premises are available To Let by way of a new FRI lease for a term to be agreed with a quoting rent of £43,000 per annum + VAT

Service Charge

There is a service charge payable for upkeep of the common areas across the Swinstead Close estate.

Further Information

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