



High quality industrial/warehouse unit Size 7,776 sq ft (726.90 sq m)

- 6.57m full eaves height
- Forecourt loading with allocated parking
- Established commercial location – occupiers include Travis Perkins, Speedy Hire, Krispy Kreme, Toolstation and Howdens.

High quality industrial/warehouse unit

Size 7,776 sq ft (726.90 sq m)

Location

The unit is located upon Linkmel 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 comprises an end of terrace steel portal frame building with elevations of brick and blockwork surmounted by a profile cladding system. The roof is pitched and also of a profile cladding finish. The property is subject to a schedule of refurbishment works to enhance the internal and external finishes.

The office benefits from the following:

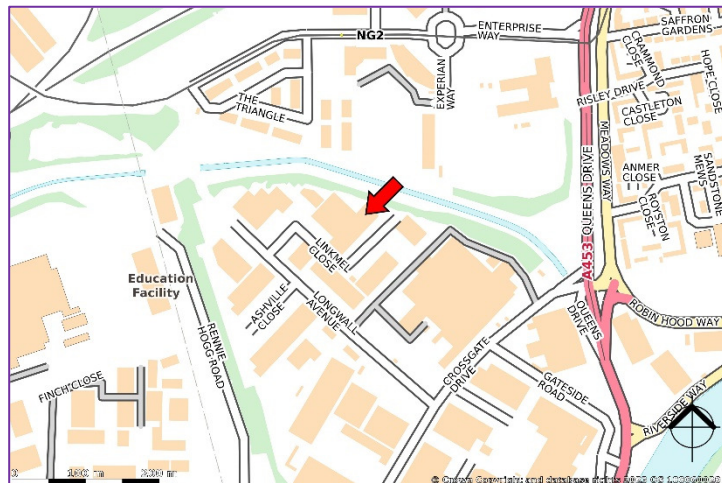
- LED Lighting
- Level access roller shutter loading door
- Concrete surfaced loading apron
- 2 storey office and welfare block
- Allocated car parking spaces

Accommodation

Description	SQ M	SQ FT
Ground floor warehouse	380.02	4,043
Ground floor office/welfare	173.95	1,872
First floor office	172.93	1,861
Total	726.90 sq.m.	7,776 sq.ft.

Rateable Value

The property is assessed as "workshop and premises" however as a result of alterations removed by the previous occupier the property requires re-assessment.



Terms

The premises are available to let by way of a new FRI lease off a quoting rent of £65,000 per annum exclusive, plus VAT

EPC Rating

The property has a rating of D-88.

Further Information

For further information please contact the sole agents CPP
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Date of Particulars

January 2022



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