

**Mileway**

# Evelyn Street Industrial Estate Nottingham

Available to Let  
Warehouse  
5,434 - 10,903 sq ft



Under refurbishment



5 m eaves height



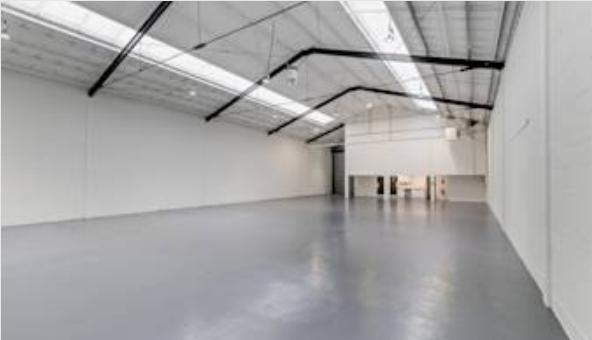
New roof



2 floors of offices space

# Evelyn Street Industrial Estate

47 Evelyn Street, Nottingham, NG9 2EU



## Description

End of terrace warehouse unit to be fully refurbished warehouse offering a level loading roller shutter door, 5 m eaves height, solid concrete flooring, three-phase electricity, LED lighting, translucent roof lights and gas hot air heaters. The property benefits from office space to the ground and first floor as well as kitchen and WC facilities. Externally, the unit benefits from car parking and loading areas.

Image depicts a visual representation of a warehouse refurbished to Mileway standards. This photograph is a to give potential customers a visual of the predicted quality of the warehouse refurbishment underway.

## Location

Evelyn Street Industrial Estate is an established industrial/warehousing location approximately 4.1 miles southwest of Nottingham City Centre. The A52 provides a direct link to Nottingham's Inner Ring Road and Junction 25 of the M1 which is approximately 6 miles west of the property.

## EPC

Reassessed upon completion of refurbishment works

## Terms

Available on new full repairing and insuring leases.

## VAT

VAT will be payable where applicable.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

Please contact:

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## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	Rent
Unit 43	Warehouse	5,434	01/09/2025	POA
Unit 47	Warehouse	5,469	Under offer	£3,875 PCM
Total		10,903		

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