

Under
Refurbishment



*Edited image for indicative purposes only



Prominent Location



New Roof w/ Warranty



Multiple Loading Doors



LED Lighting



Secure Yard & Parking



Offices / Ancillary / Welfare

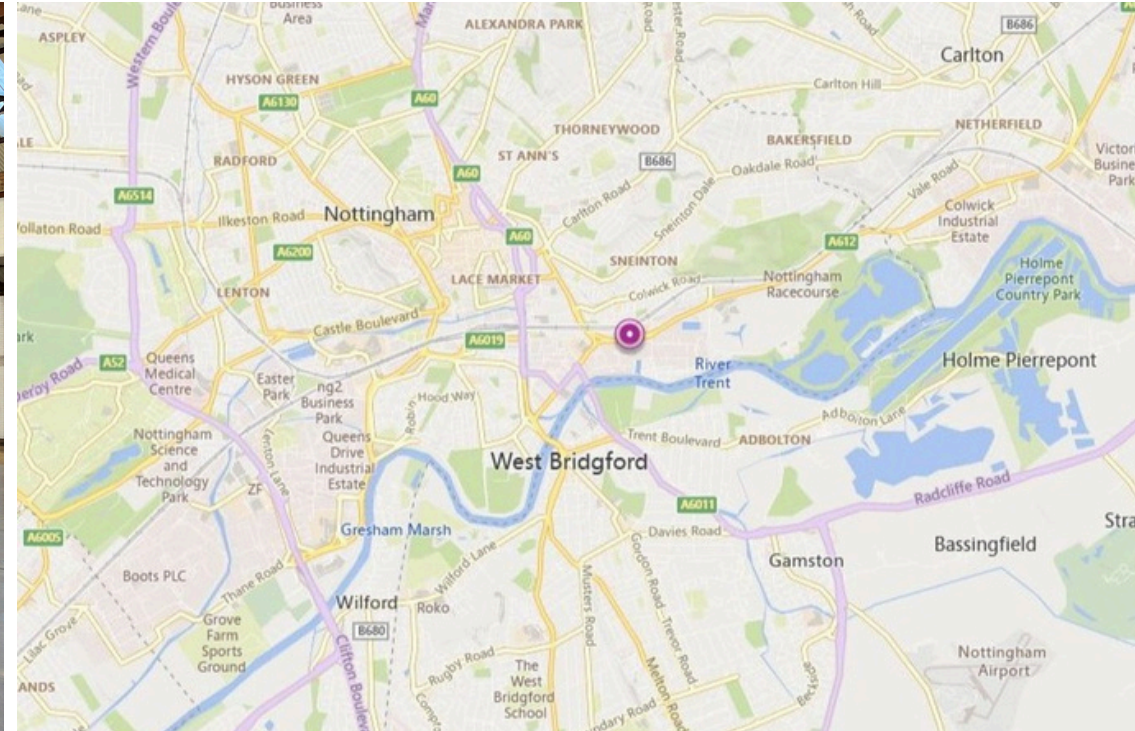
Warehouse / Industrial / Trade Counter
32,003 Sq Ft
TO LET



Pall Mall
0121 228 0000
pallmallestates.co.uk



0115 896 6611
www.cppartners.co.uk



Location

The property is located fronting Daleside Road which is a key arterial route on the immediate Eastern fringe of Nottingham City Centre.

The building is positioned adjacent to the East Point Retail Park (Aldi, Costa, Smyths Toys, Poundland). To the immediate west is KFC, Harley Davidson and the Lady Bay Retail Park (Dreams, The Range, ScS).

The highly visible position fronting Daleside Road (A612) provides superb profile for any business.

Description

Multi-bay industrial / warehouse / trade counter unit with adjoining offices on a secure self-contained 1.38a site.

The warehouse benefits from four level access loading doors (front and rear), LED lighting, office / trade counter accommodation, WCs and kitchen facilities.

Externally there is a secure yard and parking to the front, side and rear of the property.

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Terms

The unit is available on a new full repairing and insuring lease at **£200,000 per annum**

Business Rates

Current rateable value is £81,000

Legal Costs

Each party to bear their own costs

VAT

All figures quoted are exclusive of VAT which is applicable at the prevailing rate

EPC

Information available on request

Key Specification

- New roof with 20 year warranty
- New roller shutter doors
- LED warehouse lighting
- Internal redecoration of warehouse
- Eaves height up to 8.5m
- Front and rear loading
- Secure rear yard - To be resurfaced
- Car parking to front and rear

Accommodation

Description	Sq M	Sq Ft
Warehouse	2,801	30,149
Office	172	1,854
Total	2973	32,003

Further Information

For further information please contact CPP

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