

**Mileway**

# Evelyn Street Industrial Estate Nottingham

Available to Let  
Warehouse  
5,469 sq ft

 **citrus**

Three-phase electricity

Roller shutter door

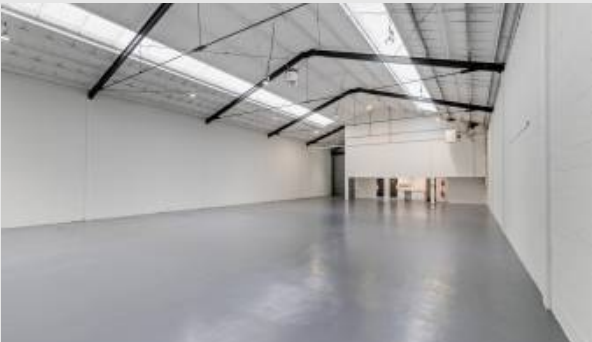
Under refurbishment

LED lighting



# Evelyn Street Industrial Estate

37 / 48 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. Unit to be refurbished and internal photos are indicative.

## 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

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

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

## Viewing / Further Information

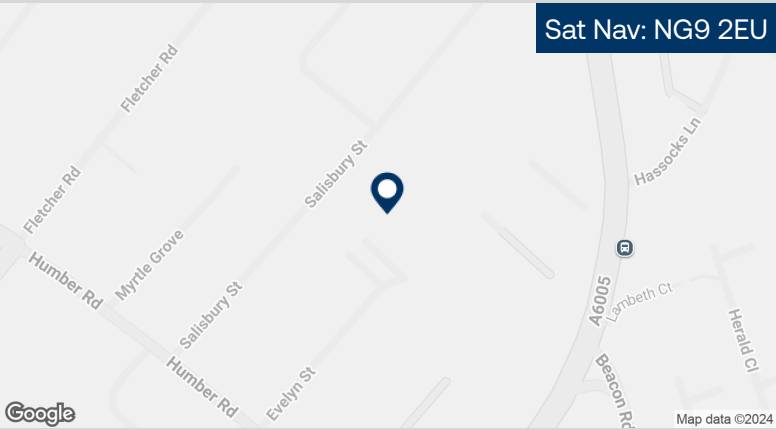
Please contact:

**Mileway**  
**Frankie Hudson**  
midlands@mileway.com  
0121 368 1760

**FHP**  
**Anthony Barrowcliffe**  
anthony@fhp.co.uk  
01159507577

**CPP**  
**Brodie Faint**  
Brodie@cpp.uk  
0115 896 6611

**FHP**  
**Amy Howard**  
amy.howard@fhp.co.uk  
01159507577



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	Rent
Unit 47	Warehouse	5,469	Immediately	POA
Total		5,469		

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