

Rennie Hogg Road Nottingham

Available to Let
Warehouse
33,259 - 70,524 sq ft



Two steel portal framed warehouses

37 dock level loading doors

Gatehouse-controlled access

Large shared concrete service yard

Low pitched insulated roof

Accessed from the A453

Rennie Hogg Road

Land On The West Side Of Centurian Way Riverside Queen's Drive Nottingham NG2 1RW



Description

Under refurbishment. This well-located warehouse facility offers two high-quality industrial units on a 6.6-acre site within Riverside Business Park. Available individually or as a whole, the property features extensive loading access, modern warehouse space, and a secure yard.

Unit 1 includes road-facing two-storey offices with brick elevations, aluminum powder-coated windows, and a mix of ground and first-floor office accommodation. This unit will have 15 docks and 3 level access loading doors.

Unit 2 offers modest office and welfare facilities within the warehouse. The elevations of the 2 units are otherwise vertical profile cladding, with low pitched sheeted and insulated roof with inset light panels and central fuel facility and canopy. This unit will have 22 docks and 4 level access loading doors.

The site benefits from a gatehouse-controlled entrance, excellent access via the A453, and a large, shared service yard suitable for logistics and distribution.

Location

Riverside Business Park is accessed from the A453, 2 miles south west of Central Nottingham and comprises a modern mixed use business park within the Lenton Lane Industrial Estate. The A453 connects to the A52 (0.5 miles from the site) which in turn provides direct access to Junctions 24, 25 and 26 of the M1 – the three M1 junctions which serve Nottingham.

Nottingham Station is accessed by the A453 and is 1.5 miles north east of the site. East Midlands Airport is located approximately 13 miles south west of the property accessed by the A453 / J24, M1. Nottingham is at the heart of the East Midlands with 89% of the UK population accessible within a 4 hour HGV drive time.

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:

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability
DC1 (Site A)	Warehouse	37,265	Immediately
DC2 (Site B+C)	Warehouse	33,259	Immediately
Total		70,524	

Mileway