



Industrial/Warehouse Unit 24,732 Sq Ft (2,297.6 Sq M)

- 6m Eaves (7.9m ridge)
- Level Access Loading
- Staff Car Parking, Outside of WPL

Industrial/Warehouse Unit

24,732 Sq Ft (2,297.6 Sq M)

Location

The units are located on the highly sought-after Nottingham South & Wilford Industrial Estate, just 2 miles south of Nottingham city centre.

The estate offers excellent access via Ruddington Lane and Landmere Lane, connecting to the A52 ring road, and the M1, J24 via the A453. Additionally, the NET Tram system is adjacent to the estate, with its own tram stop providing direct links to East Midlands Parkway, Nottingham city centre, and Hucknall. Situated within Rushcliffe, the estate is also outside the Workplace Parking Levy zone.

Description

The property is of a steel panel frame construction with accommodation across two main bays. The elevations are brick and blockwork surmounted with high-level profile cladding. The roof has recently been replaced. The unit includes a mezzanine which can be included or removed during refurbishments.

- Key Feature Include:
- 6m minimum eaves (7.9m ridge)
 - Level access loading
 - Lighting
 - Multiple offices and meeting room
 - Staff room
 - 25 lined car parking spaces

Accommodation

DESCRIPTION	SQ FT	SQ M
GF Warehouse & Offices	21,058	1,956.29
FF Offices	3,674	341.31
TOTAL	24,732 SQ FT	2,297.6 SQ M

Terms

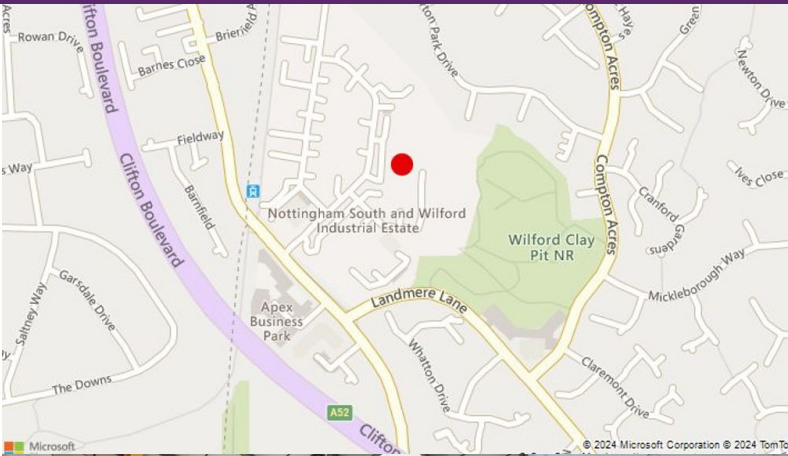
The premises are immediately available by way of a new full repairing and insuring lease or on a freehold disposal on terms to be agreed. Rent quoting £9.25 per sq ft

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

EPC Rating

EPC Available upon request



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

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