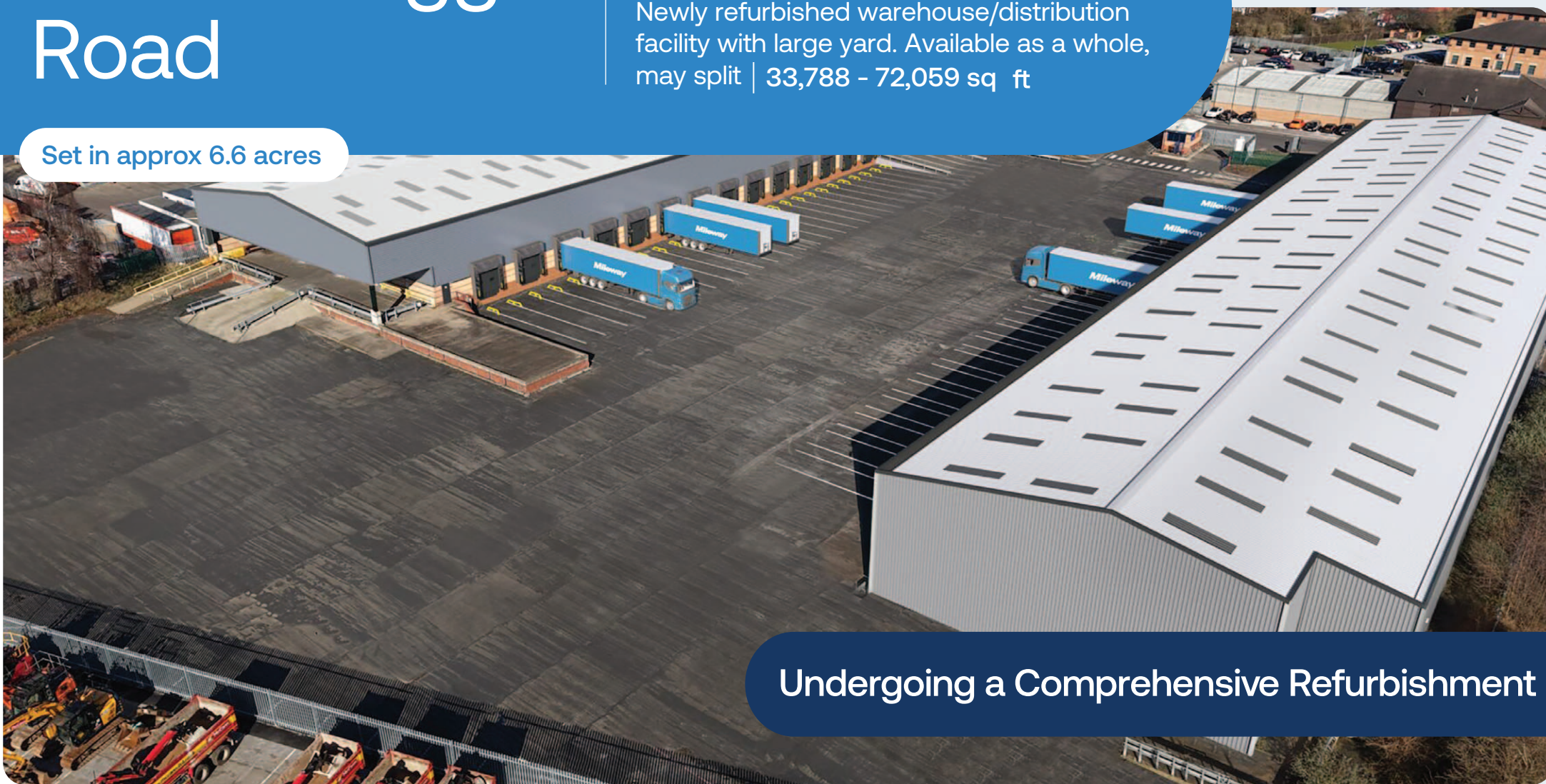


# Rennie Hogg Road

Set in approx 6.6 acres

Riverside Business Park, Nottingham, NG2 1RX

Newly refurbished warehouse/distribution facility with large yard. Available as a whole, may split | 33,788 - 72,059 sq ft



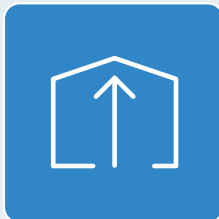
Undergoing a Comprehensive Refurbishment

# Industrial / warehouse units

## 33,788 – 72,059 sq ft



Undergoing  
comprehensive  
refurbishment



Unit 1 – 8m  
eaves height  
  
Unit 2 – 7m  
eaves height



Unit 1 – 14 dock  
level doors and 4  
level access doors



Unit 2 – 22 dock  
level doors and 4  
level access doors



Good provision  
of ground and  
first floor offices  
within Unit 1



Gatehouse  
controlled  
fenced access  
and egress from  
Rennie Hogg  
Road



Concrete  
surfaced loading  
yard  
50m x 150m



Large office  
car park

The property comprises two steel portal framed warehouses and a large concrete yard. Unit 1 provides road facing two storey offices.

A comprehensive refurbishment will be undertaken in 2025. The building will be available from November 2025.

On completion of the refurbishment, Unit 1 will have 14 docks and 4 level access loading doors and Unit 2 will have 22 docks and 4 level access loading doors.

# Site plan & accommodation

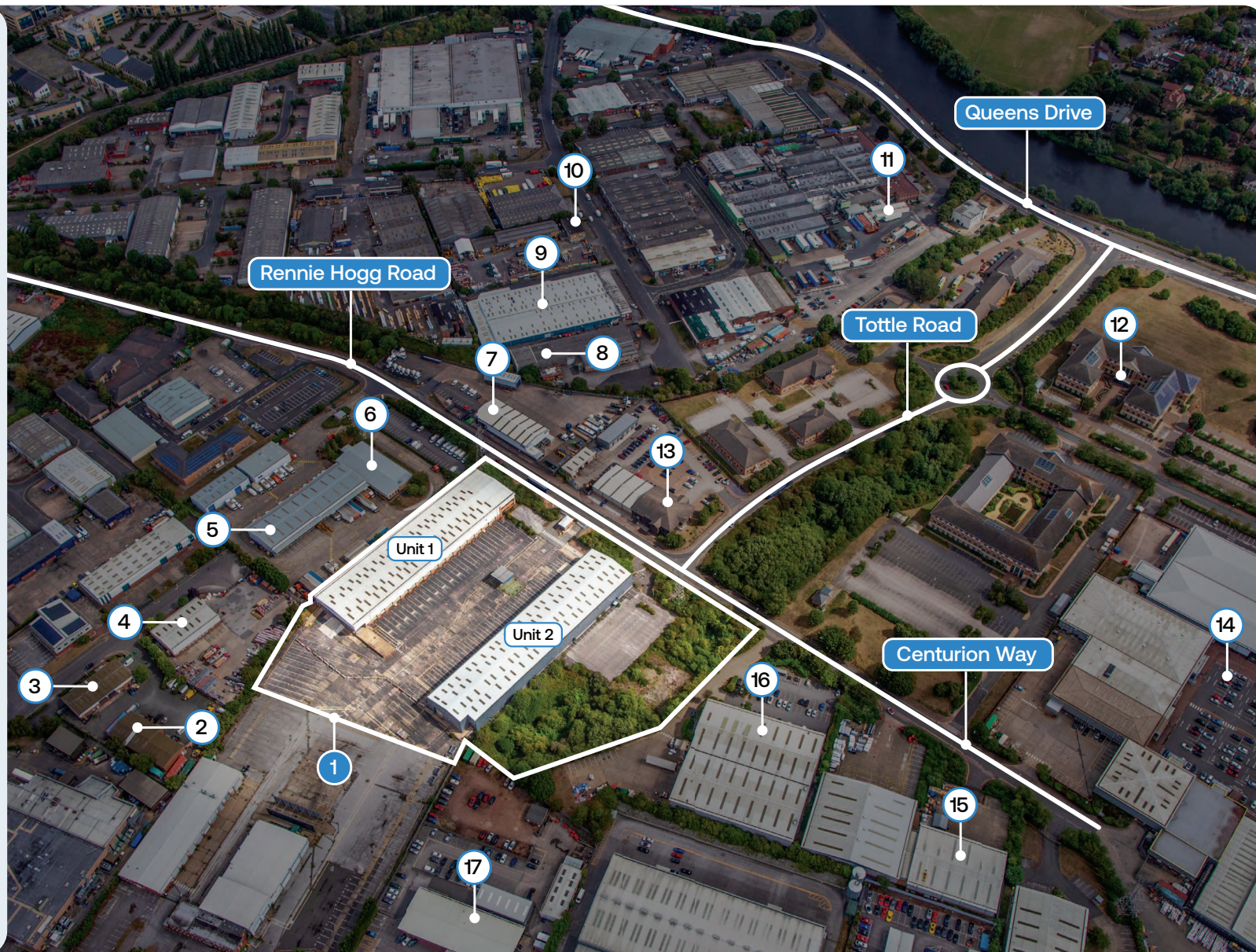
Unit	Size (sq ft)	Size (sq m)
Unit 1 Office	3,369	313
Unit 1 Warehouse	31,398	2,917
Unit 1 Office (First floor)	3,315	308
<b>Unit 1 Total</b>	<b>38,082</b>	<b>3,538</b>
Unit 2 Office	538	50
Unit 2 Warehouse	32,626	3,031
Unit 2 Office (First floor)	624	58
<b>Unit 2 Total</b>	<b>33,788</b>	<b>3,139</b>
Gatehouse	189	18
<b>Total</b>	<b>72,059</b>	<b>6,695</b>





# An established industrial and logistics location

- 1 Units 1 and 2 - Available
- 2 Warburton Service
- 3 N1 Visual
- 4 SIG Roofing
- 5 Cruxpool
- 6 FedEx Station
- 7 Keltruck Scania
- 8 Daltons Wadkin
- 9 Print & Display
- 10 Travis Perkins
- 11 Complete Food Group
- 12 St James's Place
- 13 Land Rover Service Centre
- 14 Riverside Retail Park
- 15 Sauce Shop
- 16 Vision Express
- 17 Honda Vertu





All images shown are computer-generated and are for illustrative purposes only. They are intended to provide a general indication of the proposed development and may be subject to change. Final designs, materials, finishes, and landscaping may vary.



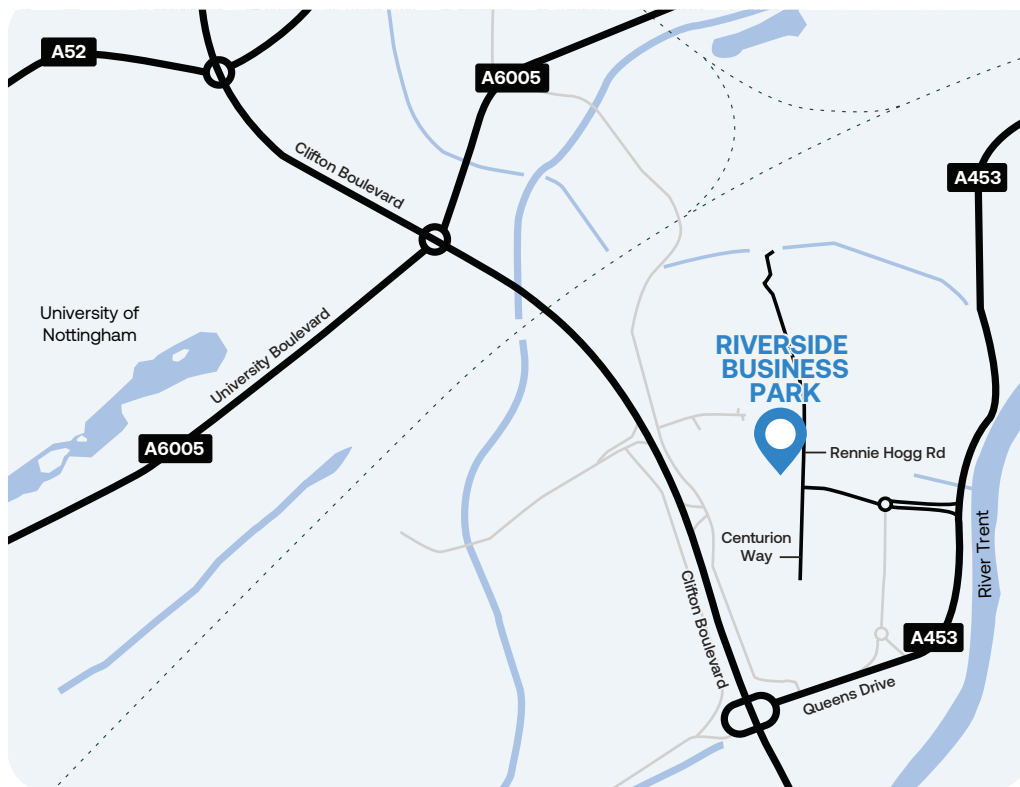


All images shown are computer-generated and are for illustrative purposes only. They are intended to provide a general indication of the proposed development and may be subject to change. Final designs, materials, finishes, and landscaping may vary.





# 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.

# Rennie Hogg Road

Riverside Business Park, Nottingham, NG2 1RX

Newly refurbished warehouse/distribution facility with large yard. Available as a whole, may split | 33,788 - 72,059 sq ft

Set in approx 6.6 acres

[Book a viewing](#)

## **Mileway**

David Deeley  
midlands@mileway.com  
T: 0121 368 1760



Sean Bremner  
T: 07541 505980  
sean@cpp.uk

Brodie Faint  
T: 07516 770513  
brodie@cpp.uk

## **Further information:**

### **EPC**

To be reassessed on completion of refurbishment.

### **VAT**

VAT is payable where applicable.

### **Legal Costs**

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

### **Terms**

Available on new full repairing and insuring leases.

### **Anti-Money Laundering Regulations**

Anti-Money Laundering Regulations In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

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