



Edge of City Industrial Warehouse Size 42,940 sq ft (3,989.18 sq m)

- Level access loading to rear with additional raised loading provision
- Clear working height of 4.90m
- 2 storey office and welfare provision
- High profile position with exposure to Nottingham's Outer Ring Road

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Size 42,940 sq ft (3,989.18 sq m)

Location

Abbeyfield Road is a long established commercial location positioned immediately adjacent to Nottingham's Outer Ring Road (A52). The location benefits from immediate access to the A453 providing a direct connection to J24 of the M1 with the A52 providing an onward link to J25 of the M1. The edge of City location provides ease of access around Nottingham, benefitting from the public transport services, immediate surround population and a high profile opportunity for corporate branding.

Description

The unit is of a steel frame construction providing accommodation across 4 equal sized bays, each with a pitched roof and separated by intermittent columns. Key features include:

- Clear working height of 4.90m
- 2 level access loading doors to rear elevation
- Raised loading provision to side elevation
- Warehouse lighting
- 2 storey office and welfare accommodation
- Additional warehouse staff welfare block

The building benefits from full external circulation via the concrete roads and yard for loading and parking. Some dedicated parking is positioned to the front of the offices.

Accommodation

Description	SQ M	SQ FT
Ground floor warehouse	3,395.27	36,547
Ground floor office	307.52	3,310
First floor office	286.39	3,083
Total	3,989.18	42,940

Rateable Value

The property forms part of a wider assessment and therefore will be reassessed. Guidance on RV on application.

EPC

A valid EPC will be provided upon request.



Availability & Terms

The unit is available either To Let or by way of a sale of the existing long leasehold interest. The long leasehold interest expires 19/03/2125, therefore approximately 100 years to run, subject to an annual ground rent of one peppercorn. Pricing and leasehold terms available on application.

Planning

The long leasehold permits traditional B1 and B8 uses.

Further Information

For further information please contact the sole agents CPP

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Date of Particulars

May 2025



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