



## Unique Double-Decked Industrial Warehouse Size 66,998 sq ft (6,224.24 sq m)

- Dock level and level access loading doors
- Clear working height of 5.4m (ground floor) and 3.8m (first floor)
- Commercial lift in-situ
- High profile position with exposure to Nottingham's Outer Ring Road

# Unique Double-Decked Industrial Warehouse

## Size 66,998 sq ft (6,224.24 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 building comprises a unique two-storey warehouse unit, built from a steel portal frame construction with elevations of a profile cladding system and a pitched roof of similar material. Both the ground and first floors are concrete ensuring high floor loading capacity throughout relative to the clear working height. Key features include;

- Clear working height of 5.4m (ground) and 3.8m (first)
- 3 dock level loading doors
- 1 level access loading door
- Internal WC and welfare block at ground floor level
- Commercial lift connecting the two floors
- Lighting

The building benefits from full external circulation and a plot of approximately 0.5 of an acre to the front of the building that could be used for parking, surface storage or future development (subject to planning)

### Accommodation

Description	SQ M	SQ FT
Ground floor Warehouse	3,057.65	32,913
Ground floor welfare	54.47	586
First floor Warehouse	3,112.12	33,499
<b>Total</b>	<b>6,224.24</b>	<b>66,998</b>

### Rateable Value

The property forms part of a wider assessment and will be reviewed imminently. Guidance on RV can be provided.

### 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 the 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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