



Self-Contained Warehouse/Industrial Unit 13,024 Sq Ft (1,210 Sq M)

- 4.25m Eaves
- Fenced and Gated Concrete Yard
- Office and Welfare Accommodation
- Level Access Loading Doors

Self-Contained Warehouse/Industrial Unit

13,024 Sq Ft (1,210 Sq M)

Location

The premises are situated on Swinstead Close, which forms part of the wider Glaisdale Parkway industrial area, off Wigman Road in Bilborough. Glaisdale Drive is a well-established industrial location and can be accessed directly from the A609 and is approximately 3 miles (4.82 km) west of Nottingham City Centre. Other occupiers nearby include UK Tool Hire, Royal Mail and Bampton Packaging.

The premises offers good links to the Nottingham outer ring road and Junction 26 of the M1 via the A610, along with J25 of the M1 via the A52. J26 of the M1 lies approximately 2 miles (3.21 km) north of Bilborough.

Description

The unit provides industrial warehousing space with ancillary offices at first floor level. The accommodation is spread across two bays featuring WCs, warehouse lighting and level access roller shutter loading doors.

Externally, a concrete surfaced loading yard is fenced and gated, ensuring self-containment.

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	10,944	1,016.73
First Floor Office	2,080	193.23
TOTAL	13,024 SQ FT	1,210 SQ M

Terms

To Let by way of a new FRI lease upon terms to be agreed

VAT

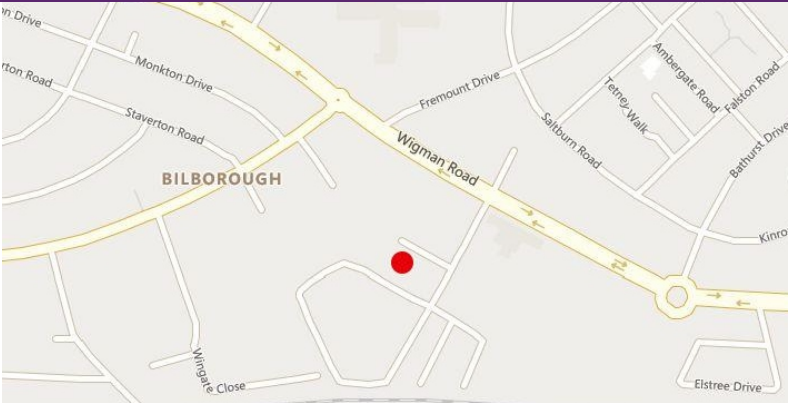
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

Unit 1 is assessed as warehouse and premises with a 2023 Rateable Value of £46,250 (subject to confirmation with Nottingham City Council; provided for guidance only).

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 CPP agents:
Brodie Faint
T: 0115 896 6611
M: 07516 770513
E: brodie@cpp.uk
Sean Bremner MRICS
T: 0115 896 6611
M: 07541 505 980
E: sean@cpp.uk

Or our joint agents - FHP: 0115 950 7577

June 2025



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.