



# Prominent Production/Storage/Warehouse Unit

45,431 Sq Ft (4,220.54 Sq M)

- Fronting Nottingham's Outer Ring Road
- Prime and established Lenton Lane location
- 1.6 Acre Site
- Range of buildings that can be adapted for a variety of uses



# Prominent Production/Storage/Warehouse Unit

## 45,431 Sq Ft (4,220.54 Sq M)

### Location

The property is located 2.5 miles south-west of Central Nottingham. Lenton Lane offers direct connectivity to the A52 Outer Ring Road, providing access to Junctions 25 and 26 of the M1 to the north, and Junction 24 of the M1 to the South. Situated on a 1.6-acre site with high visibility from Nottingham's Outer Ring Road, the property is located within the popular and established Lenton Lane Industrial Estate, adjacent to Sytner BMW, MINI, Ferrari, and numerous trade operators.

### Description

The premises comprise a range of interconnecting storage and production areas with ancillary offices. Externally there is a dedicated car park to the front with loading yard to the rear. In the main the sections are of a steel portal frame construction with cladding to the elevations and pitched roof coverings. The floors are concrete with each unit serviced by level access loading. All areas are lit. The office and welfare accommodation is primarily to the front of the building over two-floors.

The property offers clear potential for a variety of uses, subject to the necessary planning consents.

### Accommodation

| DESCRIPTION               | SQ FT               | SQ M                 |
|---------------------------|---------------------|----------------------|
| 2 Storey Office           | 4,847               | 450.29               |
| Front Section Warehouse   | 19,906              | 1,849.27             |
| Central Section Warehouse | 11,445              | 1,063.24             |
| Mezzanine                 | 4,704               | 437                  |
| Rear Warehouse            | 4,529               | 420.74               |
| <b>TOTAL</b>              | <b>45,431 SQ FT</b> | <b>4,220.54 SQ M</b> |

### Terms

The premises are immediately available by way of a new full repairing and insuring lease on terms to be agreed.

### VAT

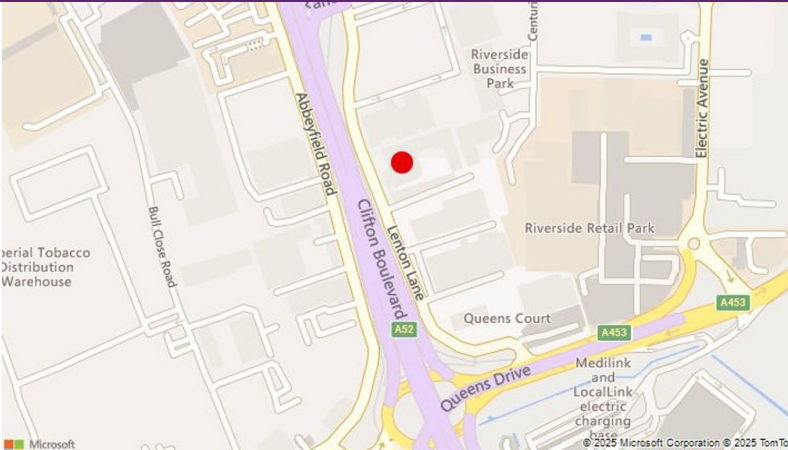
All figures are quoted exclusive of VAT at the prevailing rate.

### Rateable Value

Rateable Value - £122,000 (April 2023- Present)

### 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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