



# /NDURENT

BESTWOOD BUSINESS PARK NOTTINGHAM

NG6 8TQ  
///GREW.WINTER.ANIMAL

Flexible warehouse/logistics solutions units

UNIT 5A/B: 34,107 SQ FT (3,168 SQ M)

Available for immediate occupation



Minimum internal eaves  
height of 8.5m.



Level access loading.

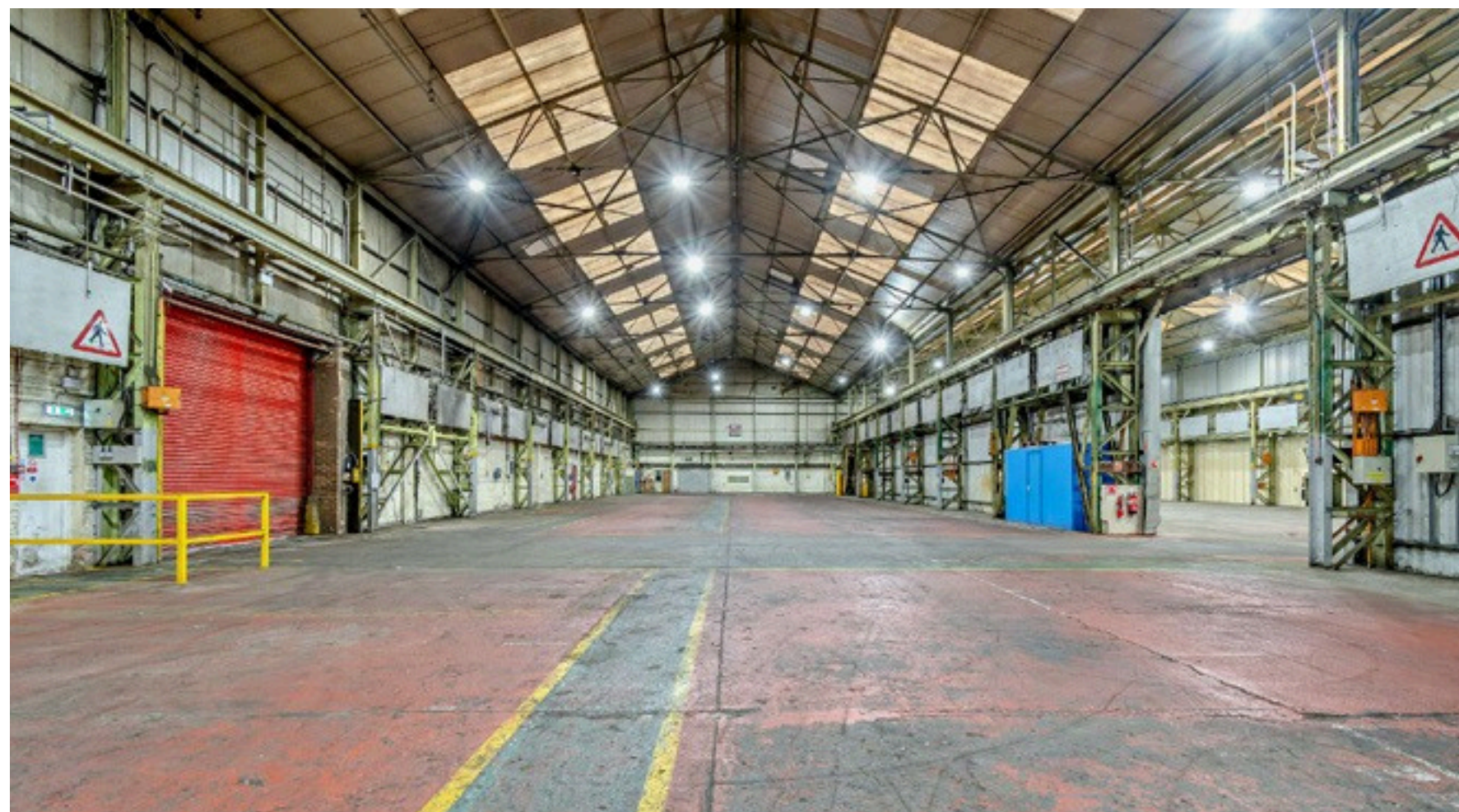
Warehousing that Works.



# Bestwood Business Park.

Units 5A/B at Bestwood Business Park offer 34,107 sq ft of storage or manufacturing space located 5 miles north of Nottingham. The units benefit from an 8.5m eaves height, ideal for all racking requirements, with double level access loading doors to the front elevation and an additional roller shutter door on the side elevation. The units are complete with 340 KVA available power supply which would be suitable for most manufacturing uses. Dedicated parking is available outside the unit and the use of a generous shared yard for loading. The unit has a B rated EPC with LED lighting throughout.

The wider site is a well-established, multi-let estate, offering secure industrial, warehouse, and office space in a prime business location. A circular roadway runs throughout allowing for throughflow of traffic without any congestion.



Warehousing that Works.

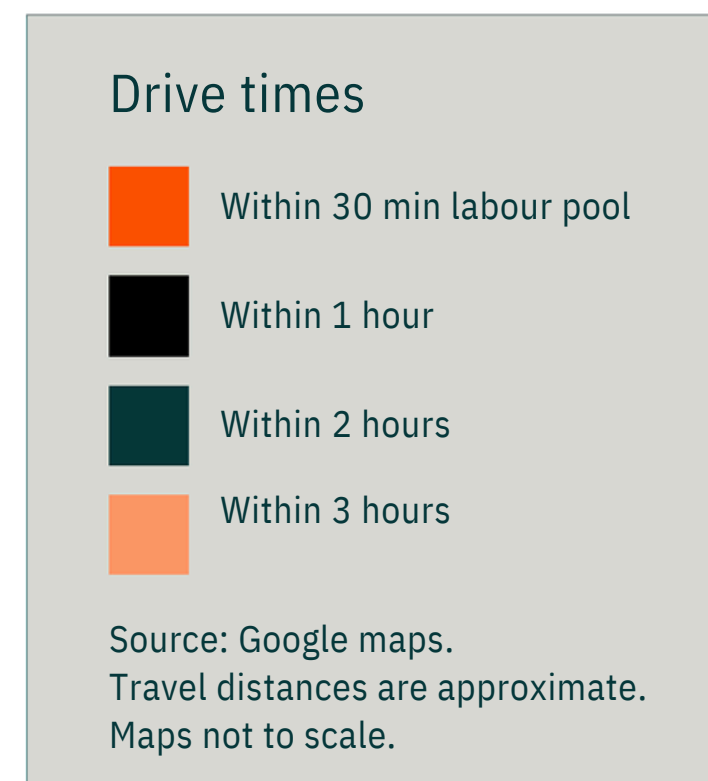


# You're well-connected.

Bestwood Business Park is located approximately 5 miles north of Nottingham city centre, 3 miles from Junction 26 of the M1 Motorway and under 2 miles to the A611.

Bestwood Business Park is a secure, multi-let estate providing a mixture of office, warehouse and compound space. The compounds are fenced and gated and provide a rolled stone hard-standing surface.

The steel-frame units have trussed roofs, brick/blockwork and cladded elevations. They have level access loading doors and are internally fitted with WC facilities and LED lighting.





# Schedule of accommodation.

Rent Upon application.	Service Charge The landlord levies a service charge to all occupiers to recover costs of estate management.	Tenure The units are available to let for a term to be agreed between the parties.	Legal Costs Each party to be responsible for their own legal costs in any transaction.
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	UNIT 5A/B
WAREHOUSE	34,107 SQ FT (3,168 SQ M)

\*All floor areas are approximate gross internal areas.





# Development Layout.



Site plan is indicative.



Warehousing that Works.



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