



High Quality Trade/Warehouse Unit 3,592 Sq Ft (333.7 Sq M)

- *Last Remaining Unit*
- 8m Internal Eaves Height
- Power Assisted Level Access Loading
- 3 Phase Power Supply
- Dedicated Parking
- Screwfix and Johnstone Paint already in Occupation.

High Quality Trade/Warehouse Unit

3,592 Sq Ft (333.7 Sq M)

Location

Glaisdale Trade Park is located within the popular and established Glaisdale Industrial Estate on the west-side of Nottingham. The position benefits from good access to the City's outer ring road via A609 with onward connections to J25 and J26 of the M1 motorway via A6002. The area is well serviced by numerous public transport routes with nearby residential areas being densely populated to add to the catchment for trade users.

Description

The units are arranged within a single terrace, each of a steel portal frame construction with blockwork elevations cloaked with full height profile cladding featuring enhanced glazing to boost nature light levels around a pedestrian access door.

Key features include the following:

- 8m internal eaves height
- Power assisted level access loading door
- 3 phase power supply
- Water utility connections
- Allocated parking
- Communal bin storage
- Dedicated car parking spaces

The unit is presented as a shell without fit-out to enable further discussions regarding bespoke occupier requirements.

Accommodation

DESCRIPTION	SQ FT	SQ M
Unit 5	3,592	333.7
TOTAL	3,592 SQ FT	333.7 SQ M

Terms

The premises are immediately available by way of a new full repairing and insuring lease at an initial rent of £39,512 pa.

VAT

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

Rateable Value

The units will be assessed for business rates upon completion of the fit out.

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:
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