

**Mileway**

# Evelyn Street Industrial Estate Nottingham

Available to Let  
Warehouse  
5,434 - 10,903 sq ft



Under refurbishment



5 m eaves height



New roof



2 floors of offices space

# Evelyn Street Industrial Estate

47 Evelyn Street, Nottingham, NG9 2EU



## Description

End of terrace warehouse unit to be fully refurbished warehouse offering a level loading roller shutter door, 5 m eaves height, solid concrete flooring, three-phase electricity, LED lighting, translucent roof lights and gas hot air heaters. The property benefits from office space to the ground and first floor as well as kitchen and WC facilities. Externally, the unit benefits from car parking and loading areas.

Image depicts a visual representation of a warehouse refurbished to Mileway standards. This photograph is to give potential customers a visual of the predicted quality of the warehouse refurbishment underway.

## Location

Evelyn Street Industrial Estate is an established industrial/ warehousing location approximately 4.1 miles southwest of Nottingham City Centre. The A52 provides a direct link to Nottingham's Inner Ring Road and Junction 25 of the M1 which is approximately 6 miles west of the property.

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

[mileway.com](http://mileway.com)

## EPC

Reassessed upon completion of refurbishment works

## Terms

Available on new full repairing and insuring leases.

## Viewing / Further Information

Please contact:

**Mileway**  
**Frankie Hudson**  
 midlands@mileway.com  
 0121 368 1760

**FHP**  
**Anthony Barrowcliffe**  
 anthony@fhp.co.uk  
 01159507577

## VAT

VAT will be payable where applicable.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

**CPP**  
**Brodie Faint**  
 Brodie@cpp.uk  
 0115 896 6611

**FHP**  
**Amy Howard**  
 amy.howard@fhp.co.uk  
 01159507577



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	Rent
Unit 43	Warehouse	5,434	01/09/2025	POA
Unit 47	Warehouse	5,469	Under offer	£3,875 PCM
<b>Total</b>		<b>10,903</b>		

**Mileway**