

Bloomsgrove Industrial Estate, Nottingham NG7 3JG



Warehouse / Industrial / Trade Counter 8,638 Sq Ft (802.47 Sq M)

TOLET







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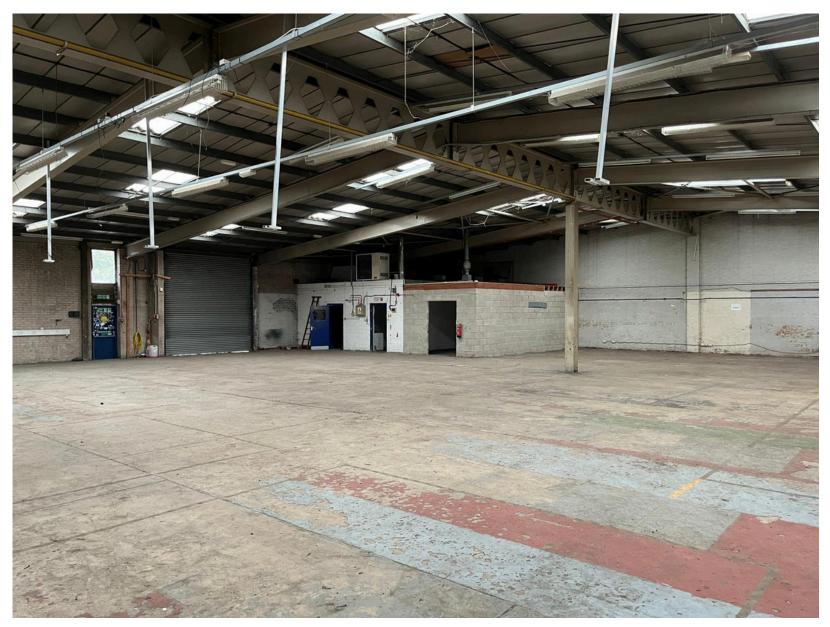
Description:

Mid terrace unit benefitting from warehouse lighting, level access loading, office provision, kitchenette and WCs. Externally, the unit has forecourt parking and rear yard/storage. The warehouse has internal eaves height of 4.24m.

Location:

The unit is situated on Bloomsgrove Estate, a well-established commercial and industrial area located along Ilkeston Road (A6O9), just 1.6 miles from Nottingham City Centre (approximately a 9-minute drive).

Bloomsgrove Industrial Estate benefits from excellent access to Nottingham City Centre and to the Nottingham Ring Road, located 1.7 miles away (around an 8-minute drive), providing convenient links to Junctions 25 and 26 of the M1.





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Accomodation Table:

Accomodation	Size (Sq Ft)	Size (Sq M)
Warehouse	6,146	570.96
Office	1,268	117.80
Amenity	348	32.33
Stores	876	81.38
Total	8,638	802.47

Business Rates:

Information available upon request.

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 theparticulars 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 anyauthority 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. October 2025

EPC Rating:

Information available upon request.

AML Checks:

Full ID and company information will be required from any party progressing to occupy the building

Terms:

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

Further Information/viewing arrangements, please contact the CPP agents:

Sean Bremner, 07541 505 980, sean@cpp.uk Brodie Faint, 07516 770 513, brodie@cpp.uk



