



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

TO LET



Pall Mall
0121 228 0000
pallmallestates.co.uk



COMMERCIAL PROPERTY PARTNERS
0115 896 6611
www.cppartners.co.uk

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 (A609), 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.

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

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