



Warehouse/Trade Unit in Popular Location, Close to Nottingham City Centre 7,369 Sq Ft (684.58 Sq M)

- Full height level access loading
- Excellent transport links
- 5.70m internal eaves
- Available on assignment or sub-let basis

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Location

The premises are located on the popular Queens Drive Industrial Estate on the immediate southern fringe of Nottingham City Centre, which hosts the trade cluster. Conveniently positioned in-between the inner and outer ring roads, easy access is available to Junctions 24 and 25 of the M1.

Description

This unit is an end of terrace, steel portal frame building with brick and blockwork elevations surmounted by a profile cladding system. The roof is pitched, and features translucent panels to some 20% cover. Internally the premises feature a 2-storey office/ancillary block and externally dedicated forecourt parking and loading is provided.

The property benefits from the following:-

- 5.70m internal eaves
- Full height level access loading.
- Warehouse Lighting
- Staff Breakout, WCs and Shower
- Generous concrete forecourt / yard / onsite parking
- Storage Racking (Can be retained by an incoming occupier by negotiation)

Accommodation

DESCRIPTION	SQ FT	SQ M
First Floor Office	1,011	93.92
Ground Floor	6,358	590.66
TOTAL	7,369 SQ FT	684.58 SQ M

Terms

The premises are available by way of assignment or subletting, or alternatively by a surrender and regrant of a new lease on terms to be agreed. The current lease expires in September 2027 with passing rent £58,784 per annum.

VAT

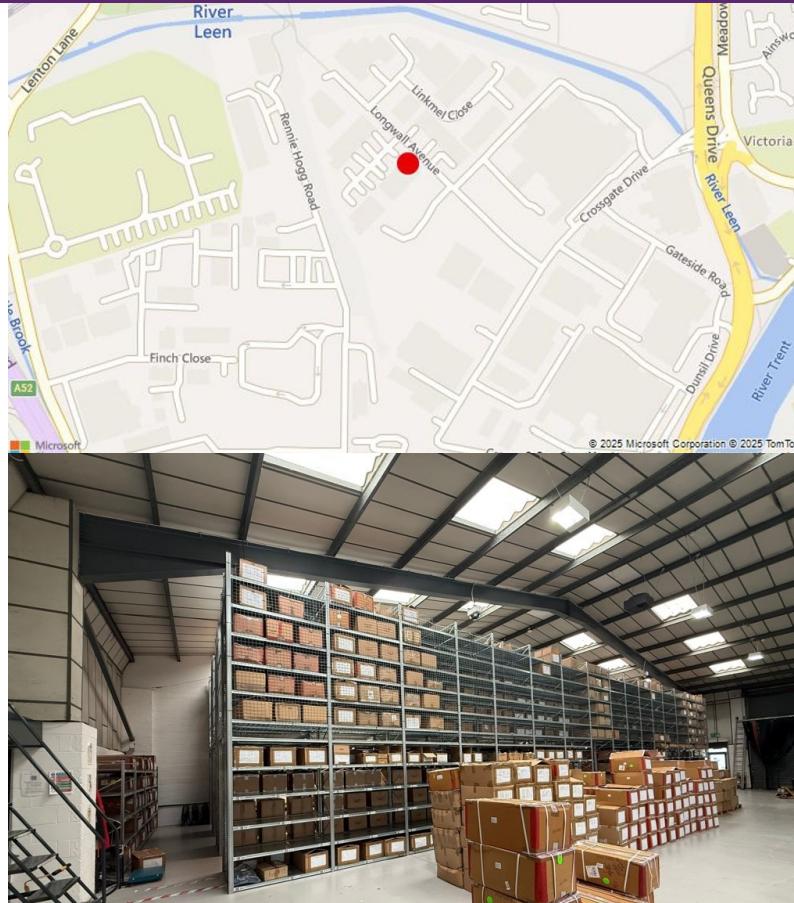
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

The Rateable Value for the property is £39,250 (April 2023-present)

EPC Rating

EPC rating- C, 66



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 sole agents CPP Brodie Faint Jemmima Guy-Clark
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January 2026