



Industrial/Warehouse Unit on Popular Estate 45,007 Sq Ft (4,181.15 Sq M)

- Flexible lease terms available
- LED Lighting
- 6m eaves
- Fenced and gated secure concrete surfaced yard
- Level Access Loading

Industrial/Warehouse Unit on Popular Estate

45,007 Sq Ft (4,181.15 Sq M)

Location

Glaisdale Parkway is an established commercial area on the west side of Nottingham located approximately 4 miles to the City Centre via the A609 and 4 miles to J25 and J26 of the M1. The area is very well connected for public transport with numerous bus routes in close vicinity, enabling easy access to Nottingham's labour pool.

Key occupiers in the area include Hillarys Blinds, B. Taylor Transport, Royal Mail, Agilitas & Bosch.

Description

Unit 3 comprises a steel portal framed warehouse facility. The building has been recently refurbished to a high standard to include new external cladding, fencing/gates and a new roof with translucent roof panels.

Key features of the building include:

- Level access loading
- 6m clear working height
- LED lighting
- Ancillary WC facilities
- Large power provision available (if required)

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	44,763	4,158.48
Ground Floor WC	244	22.67
TOTAL	45,007 SQ FT	4,181.15 SQ M

Terms

The premises are immediately available by way of an internal repairing lease, service charge covers external repairs. Flexible lease terms are available to match short term needs.

VAT

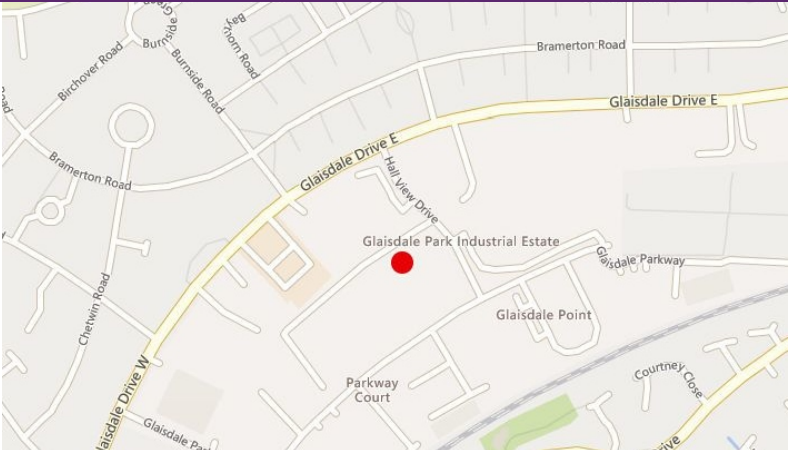
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

The Rateable Value for the property is £142,000 (2023-Present)

EPC Rating

The property is assessed as B-49.



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
Sean Bremner MRICS Brodie Faint
T: 0115 896 6611 T: 0115 896 6611
M: 07541 505 980 M: 07516 770513
E: sean@cpp.uk E: brodie@cpp.uk

February 2026



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 the particulars 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 any authority 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.