

# ASHVILLE CLOSE

QUEENS DRIVE INDUSTRIAL ESTATE ▲ NOTTINGHAM ▲ NG2 1NA ▲ ///TAGS.TAGS.HABIT



LED  
Lighting

Steel  
Portal Framed

Clear Working  
Eaves Height 5.68m

Semi-  
Detached Unit

Dedicated Parking  
for 14 Vehicles

MODERN WAREHOUSE / INDUSTRIAL UNIT  
5,534 SQ FT - TO LET

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The unit is located on Ashville Close, forming part of the Queens Drive Industrial Estate on the south-west side of Nottingham. The location is highly sought after due to its excellent access to both the city's inner and outer ring roads, providing convenient onward connections to Junctions 24 and 25 of the M1 motorway.

The area is home to a number of established occupiers, including Travis Perkins, Wickes, Howdens and Toolstation, among many others. The location also benefits from strong public transport links, with regular bus services and the Nottingham Express Transit (NET) system serving the area. In addition, the estate is well connected to the city's cycle route network.



**Brodie Faint**  
07516 770 513  
brodie@cpp.uk

**Jemmima Guy-Clark**  
07986 132 559  
jemmima@cpp.uk



Unit D7	Sq Ft	Sq M
Warehouse	4,490	417
Office/Ancillary	1,044	97
<b>Total</b>	<b>5,534</b>	<b>514</b>



Power Assisted Loading Door



Steel Portal Frame



3 Phase Power Supply



14 Car Parking Spaces

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