



Warehouse Unit in Popular Commercial Location

4,834 Sq Ft (449.08 Sq M)

- To Be Refurbished - Available Q3 2026
- Level Access Loading
- Secure Yard
- Approx 3 Miles to J26,M1

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Location

The premise is situated on Swinstead Close, which forms part of the wider Glaisdale Parkway industrial area, off Wigman Road in Bilborough. Glaisdale Drive is a well-established industrial location and can be accessed directly from the A609 and is approximately 3 miles west of Nottingham City Centre. Other occupiers nearby include UK Tool Hire, Royal Mail and Bampton Packaging.

The property offers good links to the Nottingham outer ring road and Junction 26 of the M1 via the A610, along with J25 of the M1 via the A52. J26 of the M1 lies approximately 3 miles north of Bilborough.

Description

The property is of steel portal frame construction with brick and block elevations, overlaid beneath a pitched roof incorporating approximately 10% translucent roof light panels. The unit occupies an end-terrace position and benefits from a large, secure yard. The property is to be refurbished.

Key Specification Includes:

- Level Access Loading
- Clear Working Eaves Height 4.6m
- LED Lighting
- 3 Phase Power
- Secure and Gated Yard
- Office Accommodation
- Staff Welfare Facilities

Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor	4,054	376.62
First Floor	780	72.46
TOTAL	4,834 SQ FT	449.08 SQ M

Terms

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

VAT

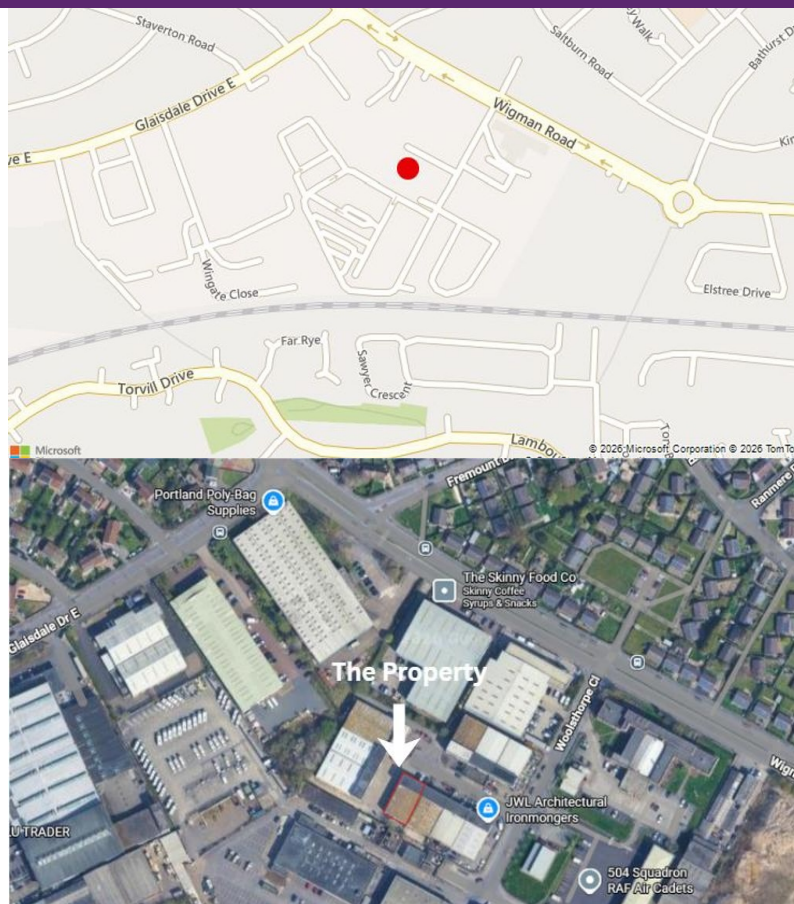
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

The Rateable Value for the property is £21,750 (From 1 April 2026).

EPC Rating

EPC Available upon request.



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 bear their own legal costs in the transaction.

Further Information

For further information please contact the CPP agents:

Brodie Faint
T: 0115 896 6611
M: 07516 770513
E: brodie@cpp.uk

Jemmima Guy-Clark
T: 0115 896 6611
M: 07986 132 559
E: Jemmima@cpp.uk

Or our joint agents, FHP - 0115 950 7577

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