

# Castle Park

Queens Drive Nottingham NG2 1AH  
Warehouse | 14,277 ft<sup>2</sup>



Level access loading doors



Ancillary office



Popular location fronting the A453



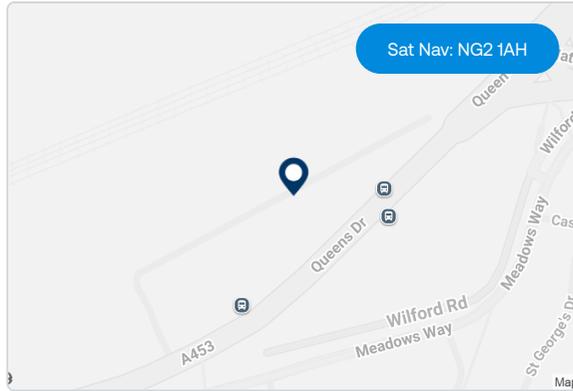
LED Lighting

Available to Let

Flexible Terms Available

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Rents from £4.50 per sq ft\*



## Description

The mid-terrace unit is of steel portal frame construction, with elevations of profile cladding facing onto a loading area and main estate road. The building has been cosmetically refurbished and features a full height, level access loading door, concrete floor and warehouse LED lighting. The unit benefits from a trade counter entrance direct from the dedicated car parking area. Ancillary office, WC and kitchenette facilities feature within a single storey block. The rear elevation of the property provides any potential tenant with an excellent branding profile to Queens Drive.

## Location

Castle Park is located south of Nottingham City Centre, conveniently fronting the A453, approximately  $\frac{1}{4}$  of a mile to the Inner Ring Road and  $\frac{1}{2}$  of a mile to the Outer Ring Road (A52). The area is well serviced by public transport connections including the NET (Nottingham Express Transit) and bus routes along Queens Drive. Nottingham Midland Mainline railway station is located within 1 mile of the estate. Queens Drive is a popular location for many commercial and trade counter operators, nearby occupiers include Wickes, Travis Perkins, Howdens, Speedy Hire and Toolstation.



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit 6	Warehouse	14,277	Immediately
Total		14,277	

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

\* Based on a 5 year lease

## Further information

EPC  
Rating B

Terms  
Available on new full repairing and insuring leases.

### Legal costs

All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

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