



## Industrial Unit on Popular Estate 5,891 Sq Ft (547.27 Sq M)

- Available Now
- 1.6 miles (9 minute drive) to Nottingham City Centre
- Wrap Around Yard/ Parking Provision

# Industrial Unit on Popular Estate

## 5,891 Sq Ft (547.27 Sq M)

### Location

The unit is situated on Blooms Grove Estate, a well-established commercial and industrial area located along Ilkeston Road (A609), just 1.6 miles from Nottingham City Centre (approximately a 9-minute drive).

Blooms Grove Industrial Estate benefits from excellent access to Nottingham City Centre and to the Nottingham Ring Road, located 1.7 miles away (around an 8-minute drive), providing convenient links to Junctions 25 and 26 of the M1.

### Description

The property is of steel portal frame construction with brick and blockwork elevations beneath a mono-pitched roof from 3.43m to 7m. Externally, the site benefits from ample parking/yard provision.

Key Features include:

- Warehouse lighting
- Loading door
- Office provision
- Kitchenette
- WCs

### Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor	5,003	464.78
First Floor	888	82.5
<b>TOTAL</b>	<b>5,891 SQ FT</b>	<b>547.27 SQ M</b>

### Terms

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

### VAT

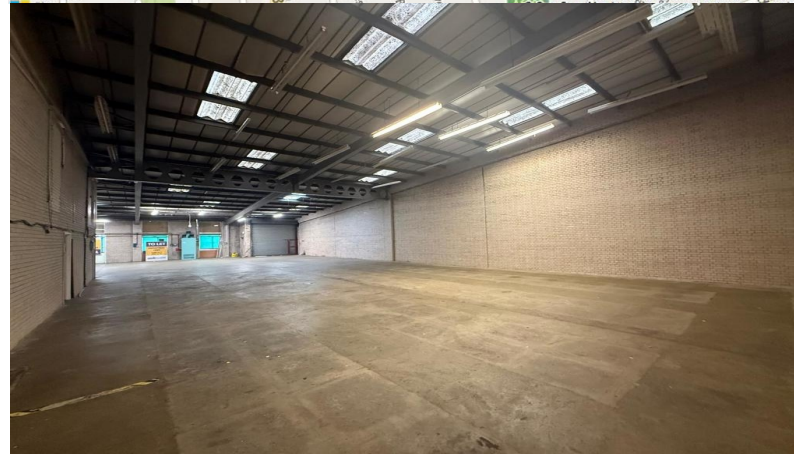
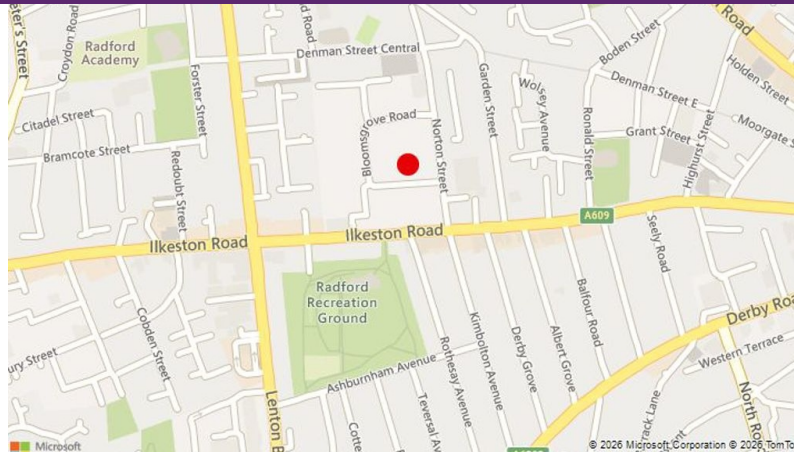
All figures are quoted exclusive of VAT at the prevailing rate.

### Rateable Value

On application.

### 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 bare their own legal costs in the transaction.

### Further Information

For further information please contact the sole agents CPP

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