



Detached Warehouse / Industrial Unit 33,788 Sq Ft (3,138.91 Sq M)

- Recently Refurbished to a High Specification
- 7m Internal Eaves Height
- 22 Dock Loading Doors, 4 Level Access Loading Doors
- Available Q4 2026

Detached Warehouse / Industrial Unit

33,788 Sq Ft (3,138.91 Sq M)

Location

The property is located within Riverside Business Park on the established Lenton Lane Industrial Estate, approximately 2 miles south west of Nottingham City Centre.

The property benefits from excellent road connectivity via the A453, which links directly to the A52 approximately 0.5 miles away, providing access to Junctions 24, 25 and 26 of the M1 motorway.

Nottingham Railway Station is located approximately 1.5 miles north-east of the property, with East Midlands Airport situated approximately 13 miles south-west via the A453 and M1 Junction 24.

Nearby Occupiers Include Warburtons, Fed Ex and Travis Perkins.

Description

The property is of steel portal frame construction, overlaid beneath a pitched roof incorporating approximately 10% translucent roof light panels. The unit benefits from a shared yard with the neighbouring occupier and sits within a secure, gated site. The shared yard area extends to approximately 50m x 150m and includes a gatehouse.

The unit has recently undergone refurbishment to a high standard. Key features include:

- 7m internal eaves height
- 22 dock loading doors
- 4 level access loading doors
- LED lighting
- Office accommodation
- WCs
- Separate car park providing 81 parking spaces

Accommodation

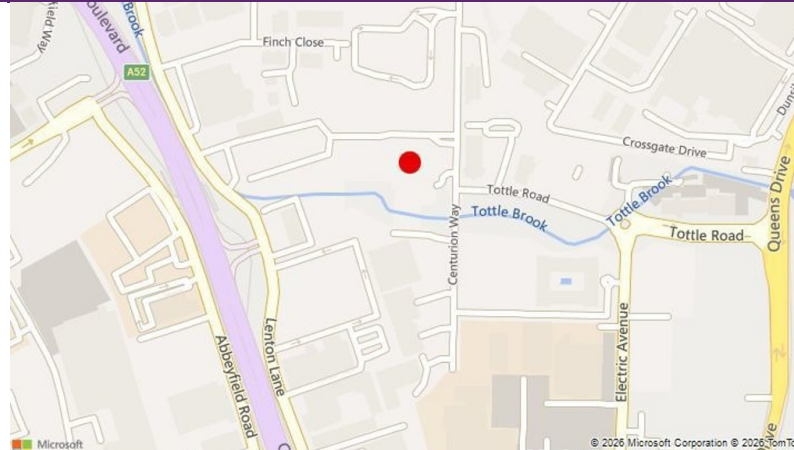
DESCRIPTION	SQ FT	SQ M
Warehouse	32,626	3,030.96
Ground Floor Office	538	49.98
First Floor Office	624	57.97
TOTAL	33,788 SQ FT	3,138.91 SQ M

Terms

The premises are immediately available by way of a sublease for a term of up to 3 years.

EPC Rating

The EPC rating for the property is B



VAT

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

Rateable Value

On application.

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

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

Sean Bremner MRICS
T: 0115 896 6611
M: 07541 505 980
E: sean@cpp.uk



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. **JUNE 2026**