



Industrial/Hybrid Accommodation in Popular Commercial Location

8,462 Sq Ft (786.12 Sq M)

- Offering a combination of office/workshop and storage accommodation
- Just off Ruddington Lane (B679) near A52/A453
- Level Access Loading
- Available December 2026

Industrial/Hybrid Accommodation in Popular Commercial Location

8,462 Sq Ft (786.12 Sq M)

Location

The property is located on the established Nottingham South and Wilford Industrial Estate, just off Ruddington Lane (B679), approximately 3 miles south of Nottingham city centre.

The estate benefits from excellent road links via the A52 and A453, providing access to the wider Nottingham area and Junction 24 of the M1.

Public transport connections are also readily available, with the Clifton Tram Line running nearby and Wilford Village and Ruddington Lane tram stops within walking distance.

Description

The property comprises a semi-detached industrial unit of steel portal frame construction, with brick and blockwork elevations which have been overclad, beneath a pitched roof incorporating approximately 10% translucent roof lights.

Internally, the accommodation provides a combination of workshop/storage space and office accommodation, together with staff welfare facilities. Externally, the property benefits from access to a secure shared yard, with additional parking provided to the front of the unit.

Property Key Features:

- LED Lighting
- Level Access Loading
- Kitchenette
- Male and Female WCs
- Air Conditioning
- 3 Phase Electricity
- Fire Alarm

The landlord is willing to consider a programme of refurbishment works to accommodate an incoming occupier's requirements, subject to negotiation and agreed terms.

Accommodation

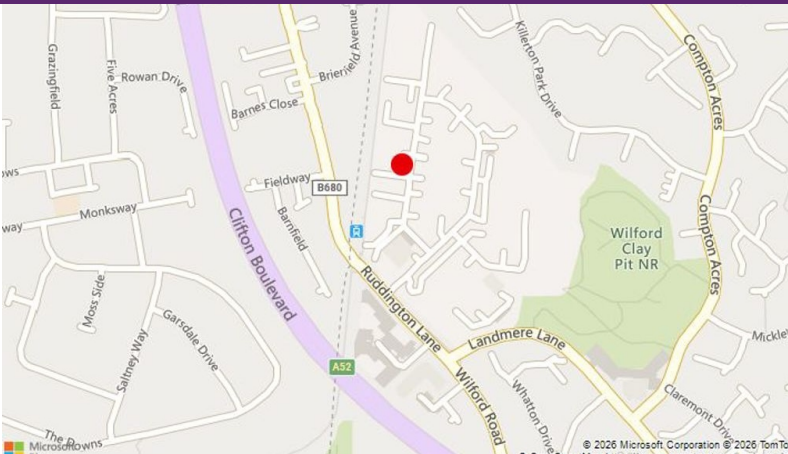
DESCRIPTION	SQ FT	SQ M
Unit 8A	8,462	786.12
TOTAL	8,462 SQ FT	786.12 SQ M

Rateable Value

The Rateable Value for the property is £42,750 (April 2026-present).

EPC Rating

The current EPC rating is - C(53)



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.

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
Jemmima Guy-Clark
T: 0115 896 6611
M: 07986 132 559
E: Jemmima@cpp.uk
Brodie Faint
T: 0115 896 6611
M: 07516 770513
E: brodie@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. August 2026