Units 1, 2 & 8
Queens Drive Industrial Estate
Nottingham, NG2 1NA
///answer.tables.homes
dotindustrial.co.uk

5,397 to 13,736 sq ft
501 to 1,276 sq m

Fully Refurbished
Industrial / Trade Counter Unit
EPC B

dot
Industrial space.
Made better.

Industrial space with a new lease of life.

A great Nottingham location.

And your name on it.

VIEW PROPERTY →

Asset managed by:
ARGO
Real Estate Limited

Industrial space.





Made better.



With a combined 13,736 sq ft, Unit 1 & 2 at Queens Drive Industrial Estate are fully refurbished, providing superb industrial space. Unit 8 offers 5,397 sq ft and is currently under refurbishment.

Located in the heart of Nottingham's industrial district, the estate is primed with fast connections and excellent ESG features.

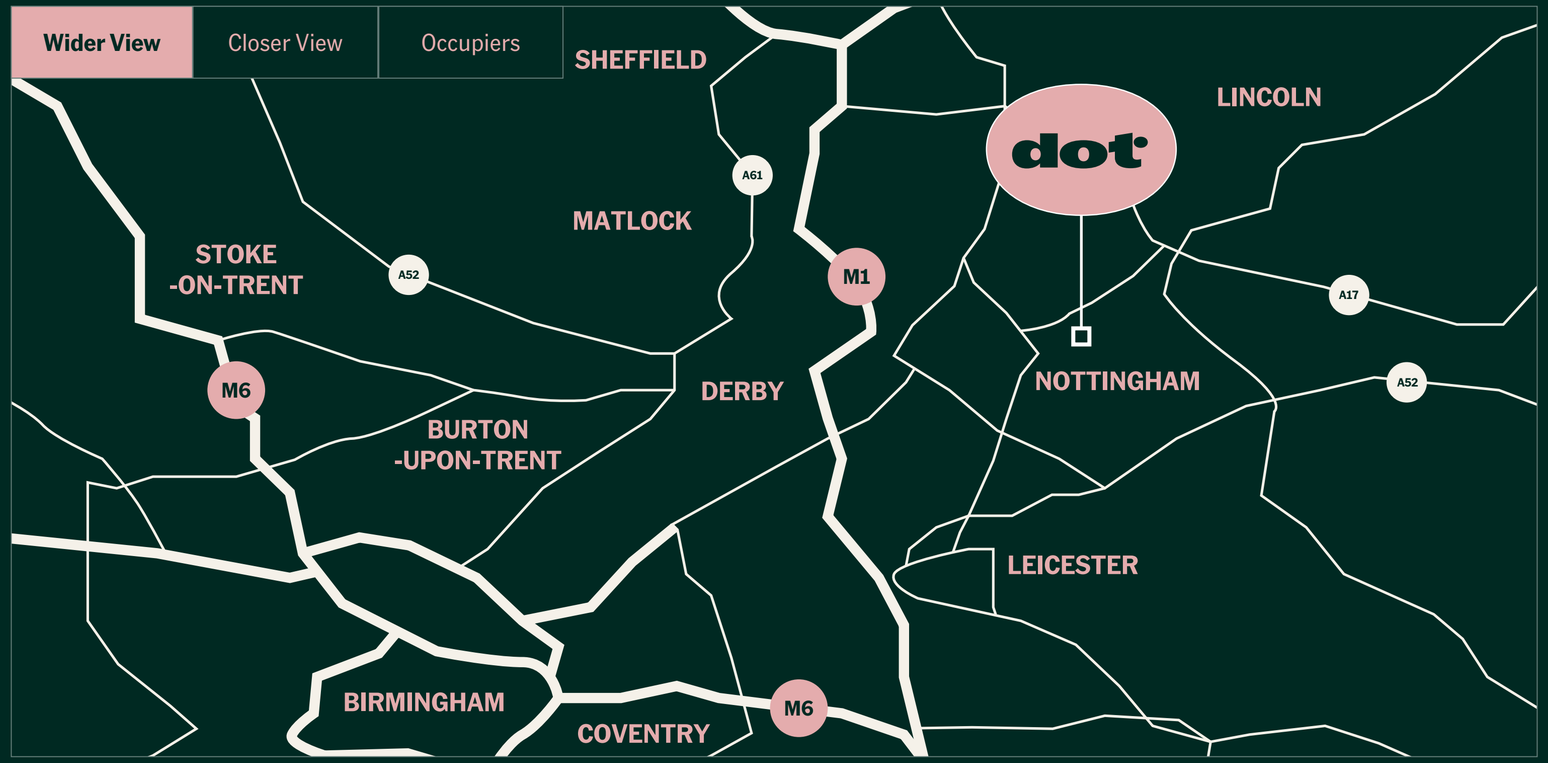

NOTTINGHAM
LEICESTER
A453
A453
Unit 1&2
13,736 sq ft
Unit 8
5,397 sq ft
CROSSGATE DR
LONGWALL AVE

A top of the Notts location.

You want extra connectivity and zero headaches.

Located on the premier industrial estate in Nottingham, Queens Drive Industrial Estate is strategically located close to both Nottingham's city centre and the outer ring road. This puts the M1 within a 12-minute drive of the estate for national reach.

For rail, Nottingham station is just a mile away, ideal for those commuting in. East Midlands Airport is approximately 12 miles away for international travel.



NG2 1NA ///answer.tables.homes

Queens Drive Population Reach

45 Minute Drivetime
2,868,724

30 Minute Drivetime
1,279,434

60 Minute Drivetime
4,937,825

Road

M1 J25	6 Miles	12 Mins
M1 J24	11 Miles	18 Mins
Nottingham City Centre	1.5 Miles	8 Mins
Derby	15 Miles	29 Mins

Rail & Air

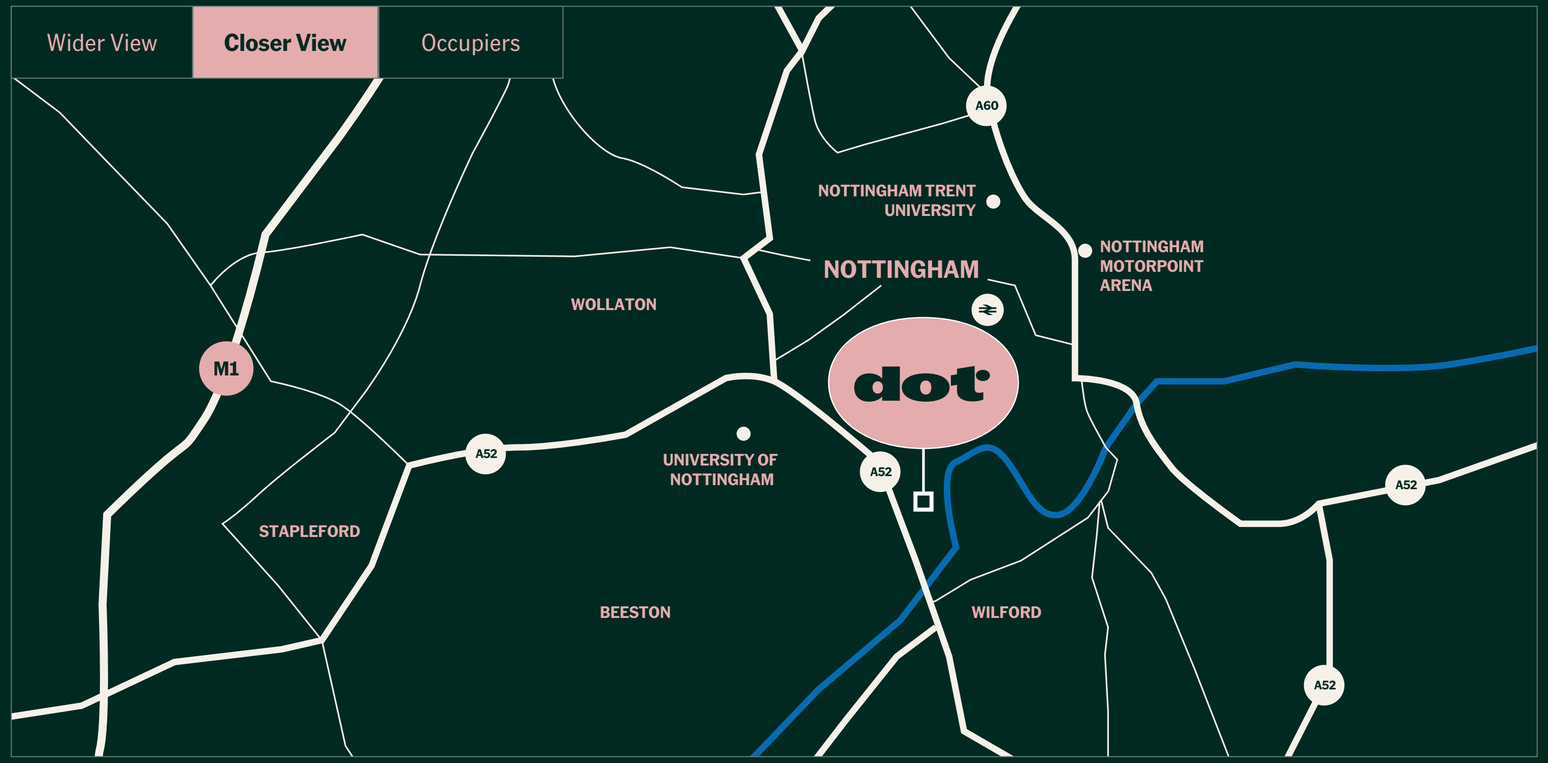
Nottingham Train Station ⇄	1 Mile
East Midlands Airport	12 Miles

A top of the Notts location.

You want extra connectivity and zero headaches.

Located on the premier industrial estate in Nottingham, Queens Drive Industrial Estate is strategically located close to both Nottingham's city centre and the outer ring road. This puts the M1 within a 12-minute drive of the estate for national reach.

For rail, Nottingham station is just a mile away, ideal for those commuting in. East Midlands Airport is approximately 12 miles away for international travel.



NG2 1NA ///answer.tables.homes

Queens Drive Population Reach

45 Minute Drivetime
2,868,724

30 Minute Drivetime
1,279,434

60 Minute Drivetime
4,937,825

Road

M1 J25	6 Miles	12 Mins
M1 J24	11 Miles	18 Mins
Nottingham City Centre	1.5 Miles	8 Mins
Derby	15 Miles	29 Mins

Rail & Air

Nottingham Train Station	1 Mile
East Midlands Airport	12 Miles

A top of the Notts location.

You want extra connectivity and zero headaches.

Located on the premier industrial estate in Nottingham, Queens Drive Industrial Estate is strategically located close to both Nottingham's city centre and the outer ring road. This puts the M1 within a 12-minute drive of the estate for national reach.

For rail, Nottingham station is just a mile away, ideal for those commuting in. East Midlands Airport is approximately 12 miles away for international travel.

Wider View | Closer View | **Occupiers**

HOWDENS · Krispy Kreme DOUGHNUTS · PROTRADE · TOOLSTATION · ramtech · The University of Nottingham · Lindab · BSS

NG2 1NA ///answer.tables.homes

Queens Drive Population Reach

45 Minute Drivetime
2,868,724

30 Minute Drivetime
1,279,434

60 Minute Drivetime
4,937,825

Road

M1 J25	6 Miles	12 Mins
M1 J24	11 Miles	18 Mins
Nottingham City Centre	1.5 Miles	8 Mins
Derby	15 Miles	29 Mins

Rail & Air

Nottingham Train Station	1 Mile
East Midlands Airport	12 Miles

Better industrial space. Full stop.

Unit 1 & 2 Linkmel Close has undergone comprehensive refurbishment to meet the demands of modern occupiers.

These spaces have the size and spec ideal for last-mile logistics and trade counter businesses.

Accommodation:

Unit	sq ft	sq m
1 & 2	13,736	1,276
8	5,397	501

2 Level Access Loading Doors (Unit 1 & 2)

1 Level Access Loading Door (Unit 8)

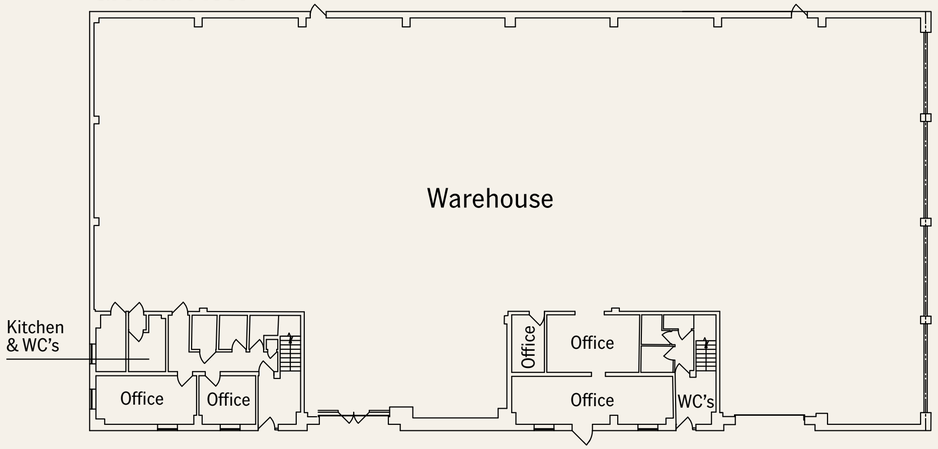
Large Loading Forecourt

6.3m Internal Eaves Height. 8.42m to the APEX

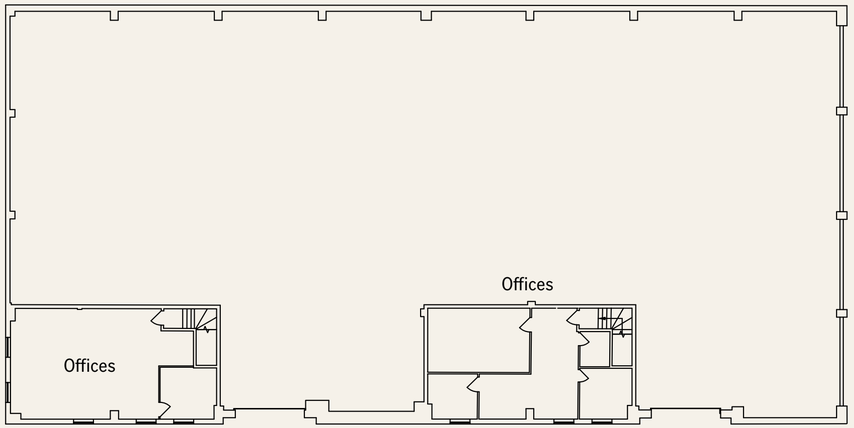
Allocated Parking

24/7 Access

Ground Floor



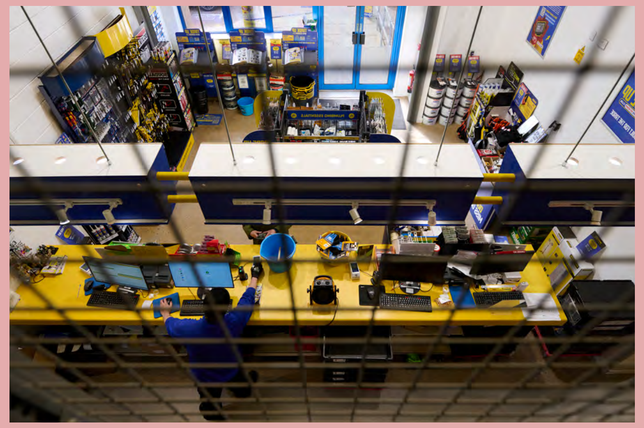
First Floor



A space that puts people first.

Efficient, inviting spaces.

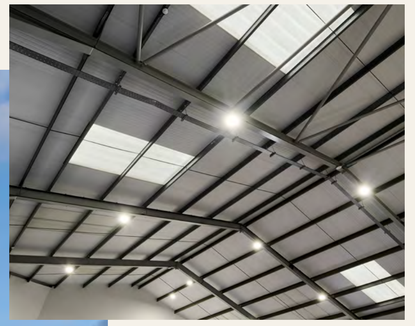
After understanding your needs, we modernise buildings and estates to create more efficient, inviting spaces that are better for business, employees and customers.







Common sense upgrades. For uncommon returns.



Newly fitted roof panels for enhanced natural lighting increasing staff welfare and efficiency



Unit 1&2 Exterior

Extensive Landscaping



High quality materials used throughout for a clean, modern finish





Lower bills at the flick of a switch.

Sustainability and workforce wellbeing go hand in hand. With LED lighting that's easy on the eyes, and PV panels that lower your bills by up to £2,190 per year*, this is a warehouse that feels smart from the moment you step inside.

Targeting EPC A

Photovoltaic Panels

LED Lighting

10% Rooflight Coverage





Based on 25p / kWh electricity unit rate (subject to all generation being used on site). This is based on the proposed 10 kWp system being installed and an annual energy generation of c.8,750 kWh.

01. Only the best locations will do.

We know where the opportunities are and we want to put you there.



02. Always right there with you.

Easy access to an experienced team who love getting things done.

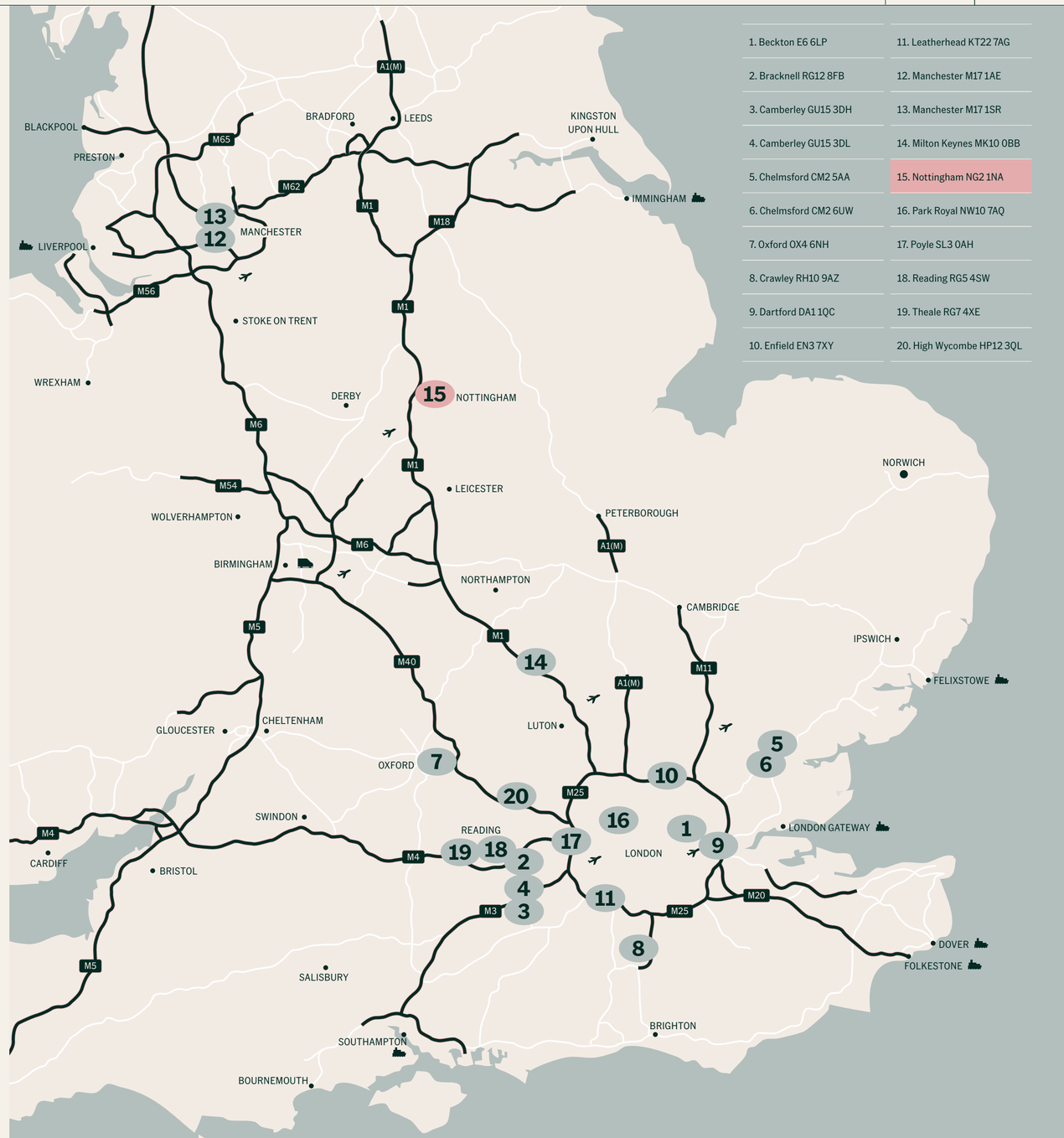


03. Creating spaces people are proud of.

Because an industrial space should back you, not hold you back.



You deserve industrial space that works as hard as you do. Perfectly placed urban space built for your last mile, trade or light industrial needs. Efficient, inviting and expertly managed by ARGO.



dot Industrial space. Made better.



Francesca Mortimore
Senior Asset Manager
francesca@argorealestate.com
+44 (0) 7842 132 190



Hope Ayers
Asset Manager
hope@argorealestate.com
+44 (0) 7771 847 166

Get in touch we'd love to show you around.

CPP COMMERCIAL PROPERTY PARTNERS

Sean Bremner
sean@cpp.uk
+44 (0) 7541 505 980

Brodie Faint
brodie@cpp.uk
+44 (0) 7516 770 513

Dot Industrial for themselves and any joint agents, vendors or lessors of this property whose agents they are, give notice that, (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, or any part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given with all good faith without responsibility and any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy; (iii) no person in the employment of ARGO REAL ESTATE LIMITED or any joint agency has any authority to make or give any representations or warranty in relation whatever in relation to this property. Designed by j2.net. September 2026.

Asset managed by: ARGO Real Estate Limited