Bull Close Road

NOTTINGHAM, NG7 2TG

217,368 Sq Ft

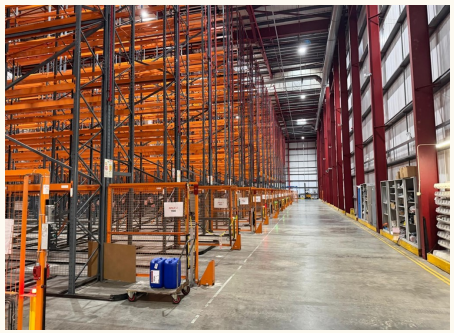
(20,193.49 Sq M)

TERMS ON APPLICATION

- **Sprinklered**
- **Optional Racking**
- **Gatehouse Security**
- **16 Dock Level Doors**
- **Substantial Yards**
- **Potential to Extend**





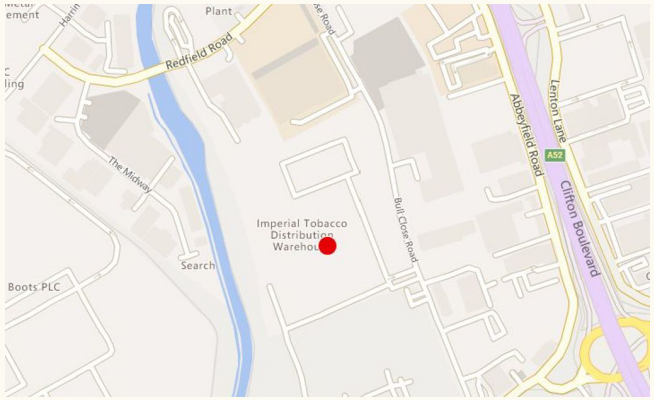




Bull Close Road
Nottingham, NG7 2TG

LOCATION

The property is located on the popular Lenton Lane Industrial Estate positioned to the South-West corner of Nottingham within immediate proximity to the outer ring road. This location provides easy access to the A453 and a direct connection to J24 of the M1 and East Midlands Airport within 15 minutes. The location has excellent exposure to the City's labour pool with a direct bus service to and from the centre every 10 mins and cycle path network closeby.



DESCRIPTION

This building comprises a detached high-bay portal framed warehouse facility with substantial service yards upon 3 sides of the building - depths ranging from 34m to 92m. The main warehouse element benefits from internal clear height of 15.96m, supported by a smaller lower section with 6.00m clearance. Access to the main yard is via a gatehouse controlled security barrier.
Offices/Welfare/Canteen/Ancillary are across two floors. There are 98 car parking spaces are allocated.

ACCOMMODATION

Area	Sq M	Sq Ft
High Bay	15,247.12	164,124
Low Bay	3,275.65	35,260
2-Storey Office	1,248.02	13,434
Canteen	422.7	4,550

TERMS & INFORMATION

Terms

Available To Let by way of a new FRI lease from Q3 2027. Alternatively, two long leasehold interests expiring Sept 2967 can be acquired. Ground rent of £19,728 p.a. (next review 2068)

EPC Rating

EPC rating of C-65 (expires Nov 2030)

Rateable Value

£1,180,000. "Warehouse & Premises"

Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding are required from any purchaser or lessee.

Further Information & Viewings

cpp.uk

Sean Bremner MRICS
07541 505 980
sean@cpp.uk



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