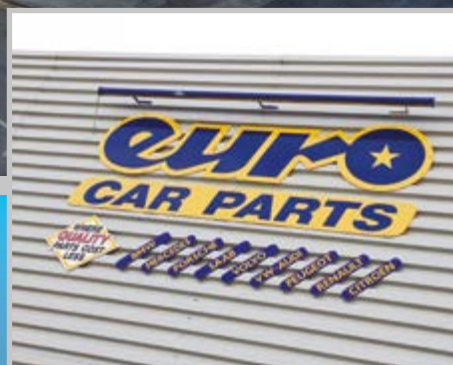




Castle Park



TO LET

Prime Trade Counter/Warehouse Units

4,000 - 24,000 sq ft **372 - 2,230 sq m**

QUEENS DRIVE NOTTINGHAM NG2 1AH



Description

Castle Park comprises two terraces of steel portal framed units with a central access road. Castle Park offers a pleasant, efficient working environment with generous on-site parking.

The units range from approximately 4,000 sq.ft. up to 24,000 sq.ft. *(subject to availability)* providing good quality, fully refurbished, practical warehousing with trade potential, presented to an excellent standard within a secure environment. Key features include:

- Steel portal framed units with full height external profile cladding
- Clear working height of 6.8m
- Loading access doors
- Forecourt parking and loading *(plus overspill parking)*
- Integral offices and WCs
- Heating and lighting
- On site CCTV monitoring
- New roof covering with 10+ years warranties



The average daily traffic flows passing Castle Park during weekday business hours exceeds 18,250 vehicles.



Tenure

The premises are available To Let by way of new Full Repairing and Insuring leases upon terms to be agreed.

Business Rates

Each unit is individually assessed, further information is available from the appointed agents or Nottingham City Council.

VAT

VAT is applicable to the rent and the service charge at the prevailing rate.

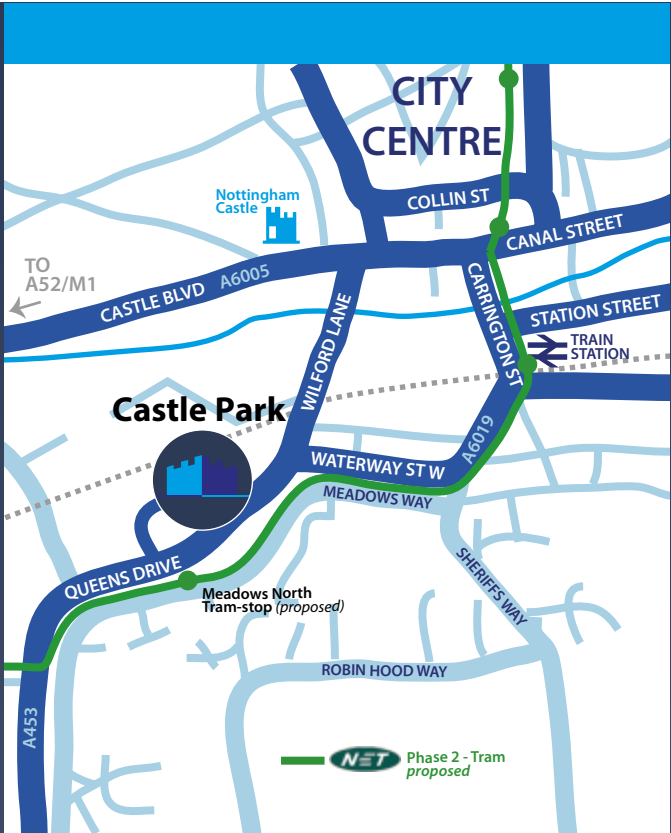
Planning

Acceptable planning uses on site include B1, B2 and B8 with ancillary trade. Interested parties are recommended to make their own enquiries to Nottingham City Council.





Castle Park



Location

The Property is within short walking distance of Nottingham City Centre, accessed from the Queens Drive (A453) arterial route which provides unrivalled access to both Nottingham’s inner and outer ring roads. Junctions 24 and 25 are accessible via the A453 and A52 respectively.

Public transport links provided close by include the Midlands Mainline Railway Station, numerous bus routes and the Nottingham Express Transit (NET). The approved Phase 2 of the NET includes a line that will run along Queens Drive directly adjacent to Castle Park with the proposed Meadows North tram-stop to be located opposite. Access onto Castle Park will be enhanced by improvements to the junction of the estate road and Queens Drive.

Viewing

Strictly by appointment only with either of the joint agents: Lambert Smith Hampton or Commercial Property Partners.

	miles
Nottingham City Centre	0.5
Derby	15
Junction 25, M1	7.5
East Midland Airport	12

www.castleparknottingham.co.uk

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Smith
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Property Misdescription ACT 1991
All statements contained within these particulars have been provided in good faith and are understood to be correct. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure or vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Information on rating assessments, availability of services and Town and Country Planning matters have been obtained by an oral enquiry to the appropriate planning authority. The Agents do not warrant that there are no connection charges inherent in the availability of services to the unit. Prospective purchasers should obtain written confirmation prior to entering into any contract for purchase or lease. 4) Detailed tests have not been undertaken on services, central heating installation, plumbing installation, electrical installation etc. and purchasers lessees should undertake independent tests as to the condition of all services and mechanical engineering installations. 5) All guide price and rental figures are quoted exclusive of VAT unless expressly stated to contrary. 06/15
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