



High Quality Industrial/Warehouse Unit

Size 4,784 sq ft (444.53 sq m)

- Refurbished mid-terrace unit
- Popular and established location within Queens Drive Industrial Area
- 5.65m eaves
- Dedicated yard for loading and parking

High Quality Industrial/Warehouse Unit - To Let

Size 4,784 sq ft (444.53 sq m)

Location

The unit is located upon Ashville Close forming part of the Queens Drive Industrial Area of Nottingham. The position is very popular given the ease of access to both the City's Inner and Outer Ring Road, providing onward connections to J24 and J25 of the M1 Motorway. The area has attracted key occupiers including Travis Perkins, Wickes, Howdens and Toolstation.

Description

Unit 8 occupies a mid-terrace position. It is of steel portal frame construction with a pitched and insulated roof featuring translucent panels to some 10% cover. The floor is a concrete slab. Key features include the following:

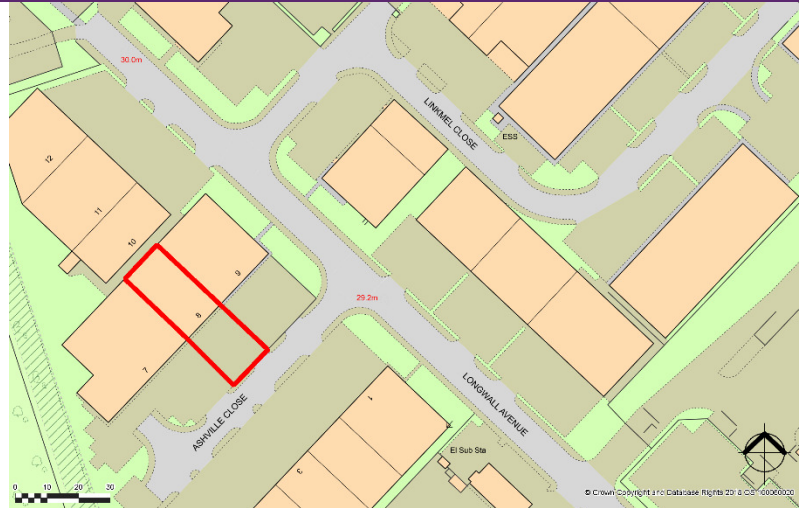
- 5.65m eaves
- Power assisted level access loading.
- Two storey office/ancillary accommodation block
- Dedicated forecourt and parking.



Accommodation

The unit comprises the following accommodation:

USE	SQ FT	SQ M
Warehouse	3,640	338.17
Offices/Ancillary	1,144	106.36
TOTAL	4,784	444.53



Business Rates

The premises are assessed as "Warehouse and Premises" with a 2017 Rateable Value of £21,000.

EPC Rating

C-62.

Terms

The premises are available to let by way of a new FRI lease on terms to be agreed, minimum 5 years.

The quoting rent is £28,750 per annum, VAT is applicable.

Further Information

All enquiries through the sole agents.

Sean Bremner

T: 0115 896 6611

M: 07541 505980

E: sean@cppartners.co.uk

Date of Particulars

March 2019



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