

Industrial Unit

- ▶ Suitable for trade counter use
- ▶ Refurbished accommodation
- ▶ Prominent location
- ▶ 7,669 sq ft (712 sq m)

For enquiries and viewings please contact:



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149 Glaisdale Drive West, Nottingham, Nottinghamshire NG8 4GY

Location

The premises occupy a prominent position at the intersection of Glaisdale Drive West and Glaisdale Parkway, Bilborough.

Glaisdale Drive is a well-established industrial location and can be accessed directly from the A609 and is approximately 3 miles west of Nottingham City Centre. Other occupiers nearby include UK Tool Hire, Royal Mail and Bampton Packaging.

The premises offer good links to Junction 26 of the M1 Motorway which lies approximately 2 miles north of Bilborough.

Description

The property comprises a refurbished industrial unit previously used as a trade counter. The unit provides clear open span accommodation featuring 3 phase power, sodium high bay lighting and 6.4m eaves.

To the front lies dedicated car parking along with a loading/unloading area.

Accommodation

	Sq M	Sq Ft
Unit 3	712	7,664
Total	712	7,664

Measurements are quoted on a Gross Internal basis, in accordance with the RICS Code of Measuring Practice, 6th Edition.

Planning

The property has planning permission for use as a trade counter or other uses within Class B8 of the Town & Country Planning (Use Classes) Order 1987 as amended.

Interested parties are advised to make their own enquiries to the local planning authority.

Tenure

Leasehold, with terms to be negotiated between parties.

Rates

The unit will need to be re-assessed by the Valuation Office, an indication can be obtained from the agents.

Rent

Rent £46,000 per annum exclusive

VAT

VAT is applicable to all rents.

EPC

The premises has an EPC assessment of C-73.

Viewing

By appointment with the sole marketing agents.

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