



For Lease

Glaisdale Drive East, Nottingham, NG8 4GU

- Two new industrial units of 20,000 sq ft (could be combined)
- Established industrial location
- Easily accessible via J26 of the M1 & Nottingham City
- Excellent surrounding labour demographics/amenities



Location

The site is prominently located on Glaisdale Drive East, on the edge of the West Nottingham suburb of Bilborough, fringing the neighbouring suburb of Beechdale, some 2.7 miles west of Nottingham City Centre. This provides the development with a significant pool of available labour and excellent transport accessibility.

To the west of the site is an established and mature industrial estate fronting both Glaisdale Drive East and West. The remainder of the surrounding area is primarily residential.

Nearby occupiers include We Buy Any Car, Swiss Global Freight, Nottingham Industrial Cleaners, Acorn Aluminium, Hillarys and Advanex Europe.

Travel

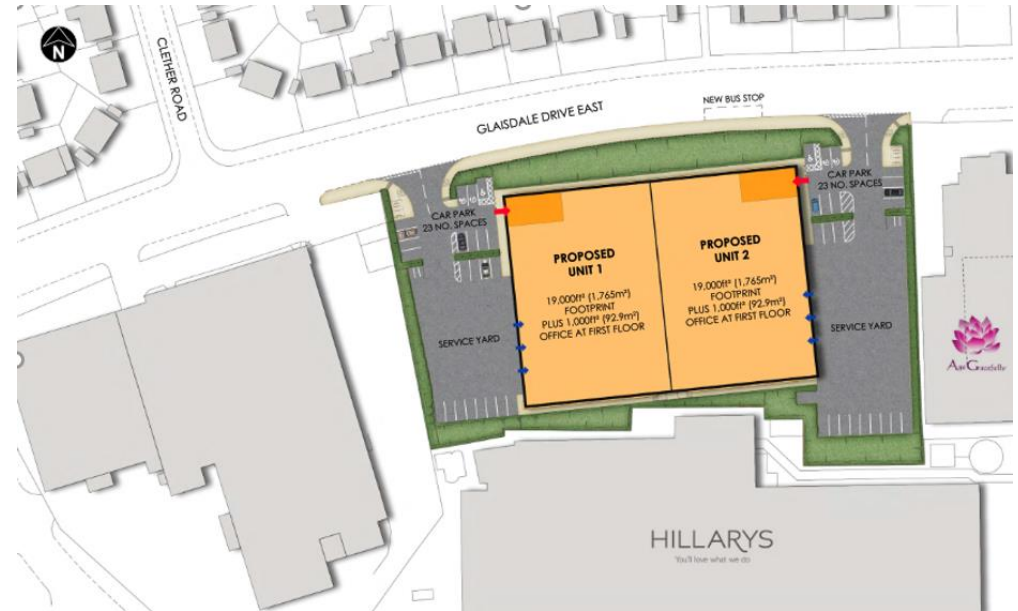
J26 of the M1 motorway lies some 2.7 miles to the north west with Nottingham City Centre 2.9 miles east. Wider drive times include:

Road	Distance	Drive Time
J26 M1	2.7 miles	15 minutes
Nottingham City Centre	2.9 miles	10 minutes
J25 M1	6.5 miles	20 minutes
J24a M1	13.7 miles	24 minutes
East Midlands Airport	15 miles	27 minutes

The land benefits from excellent public transport accessibility with regular bus connections to the City Centre and wider residential suburbs.

Tenure

Industrial / warehouse units available leasehold and long leasehold. Further details available upon application.



Description

Planning permission has been submitted for two 20,000 sq ft industrial units which are inclusive of 1,000 sq ft of office accommodation each.

The new units will be built to a high specification with secure yards and occupier parking.

The units could be combined to give a single unit of 40,000 sq ft.

Rent / Price

Upon Application.

Legal Costs

Each party will be responsible for their own legal costs.

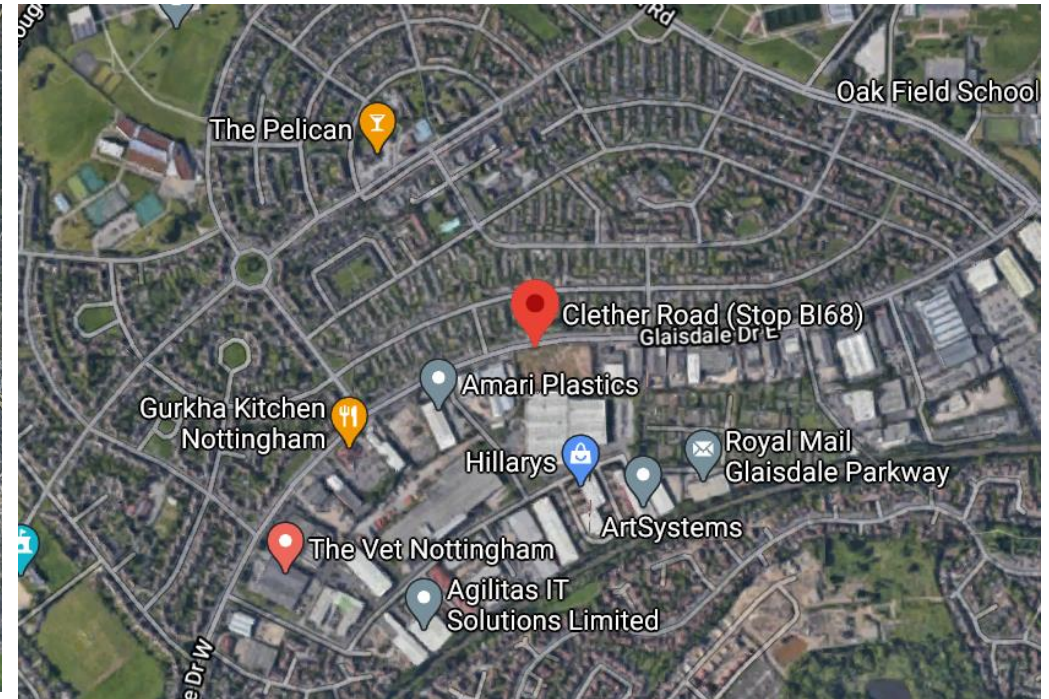
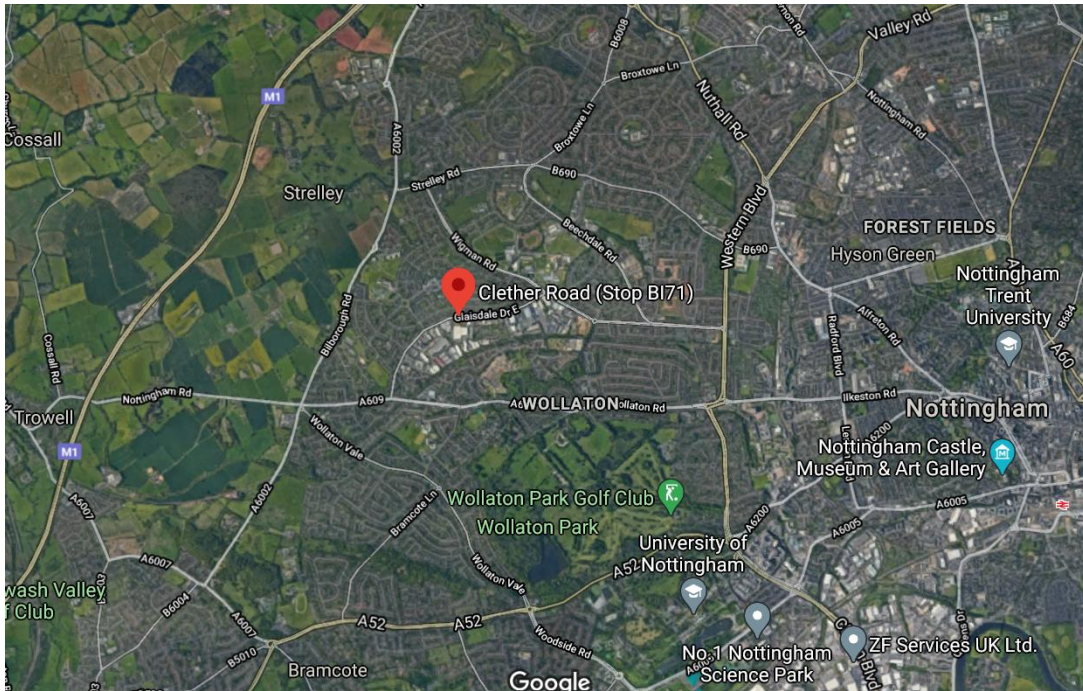
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Further information and viewings

Please contact the agents for any additional information. Any viewings are to be strictly by arrangement with joint agents JLL and Salloway Property Consultants.



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