

Unit C | Willow Road | Lenton | Nottingham | NG7 2TA



INDUSTRIAL/WAREHOUSE UNIT WITH SECURE YARD AND LARGE CANOPY LOADING AREA TO THE FRONT

TO LET

14,417 ft²

(1,345m²)

- Flexible lease terms
- Industrial/warehouse unit with GF and FF office/welfare facilities
- Superb location with excellent major road links onto J24/J25 M1
- Electric roller shutter door with canopy loading area
- Shared concrete yard for car parking of up to 12 vehicles



LOCATION

The property is situated on the western fringe of Nottingham City Centre within immediate proximity of the Outer Ring Road.

The unit has the added benefit of being located on a popular estate close to the A52 providing direct access to M1 J25 and via A453 to J24.

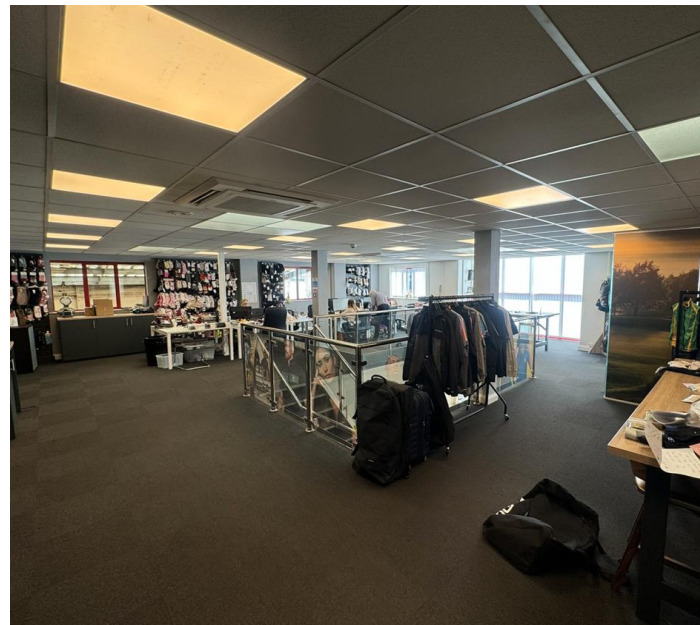
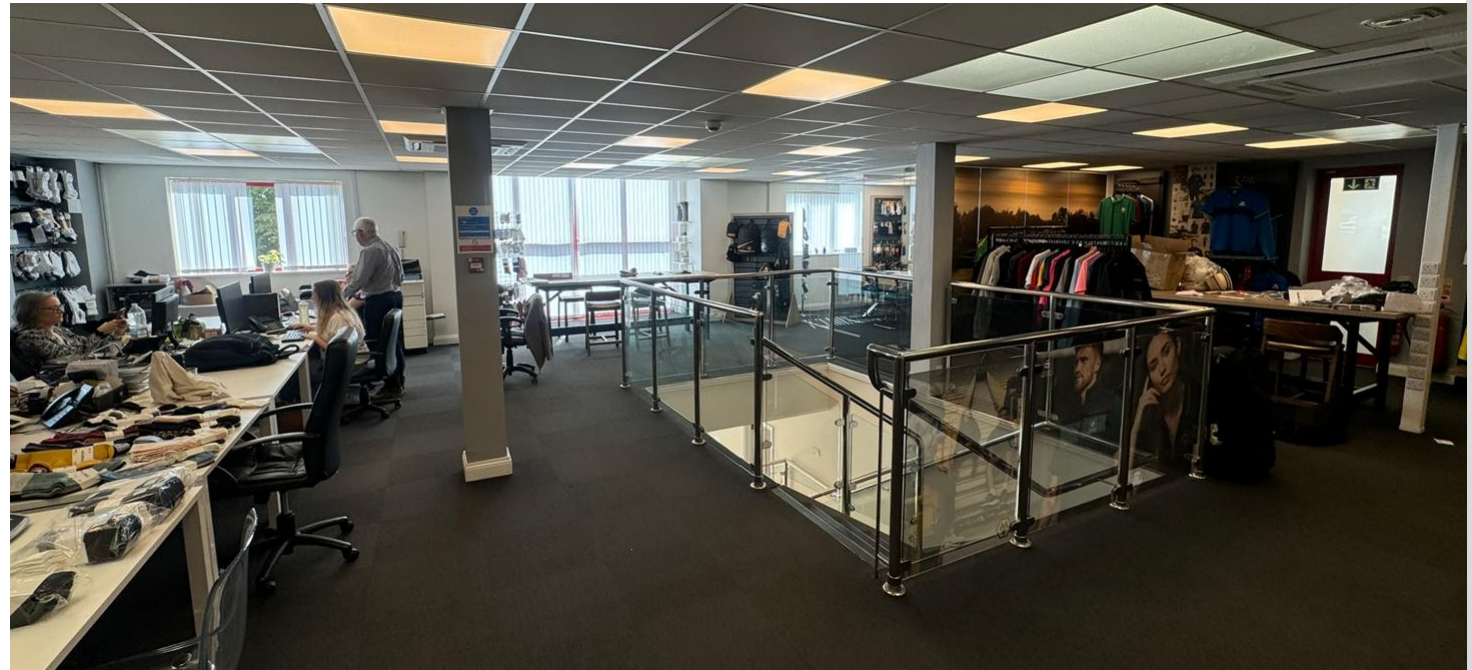
Nearby occupiers include Games Workshop, Euro Car Parts and the motor trade cluster including BMW, Audi, Ferrari, Honda, Nissan & Ford

DESCRIPTION

This building provides a semi-detached unit with gated shared yard and car parking to the front.

The specification for the property includes:

- Clear working height of 4.5m up to 5.9m
- Full height roller shutter door
- Solid concrete floors
- 3 Phase power
- Canopy loading area
- Translucent roof lights
- Offices and WC facilities
- Car parking to the front for up to 12 spaces
- Two-storey office and welfare accommodation



FLOOR AREAS

Unit C	SQ M	SQ FT
Warehouse	1,028m ²	11,065ft ²
Office	317m ²	3,412ft ²
Total	1,345m ²	14,477 ft ²

RENT

The unit is available on flexible lease terms with a quoting rent:

RENT ON APPLICATION

BUSINESS RATES

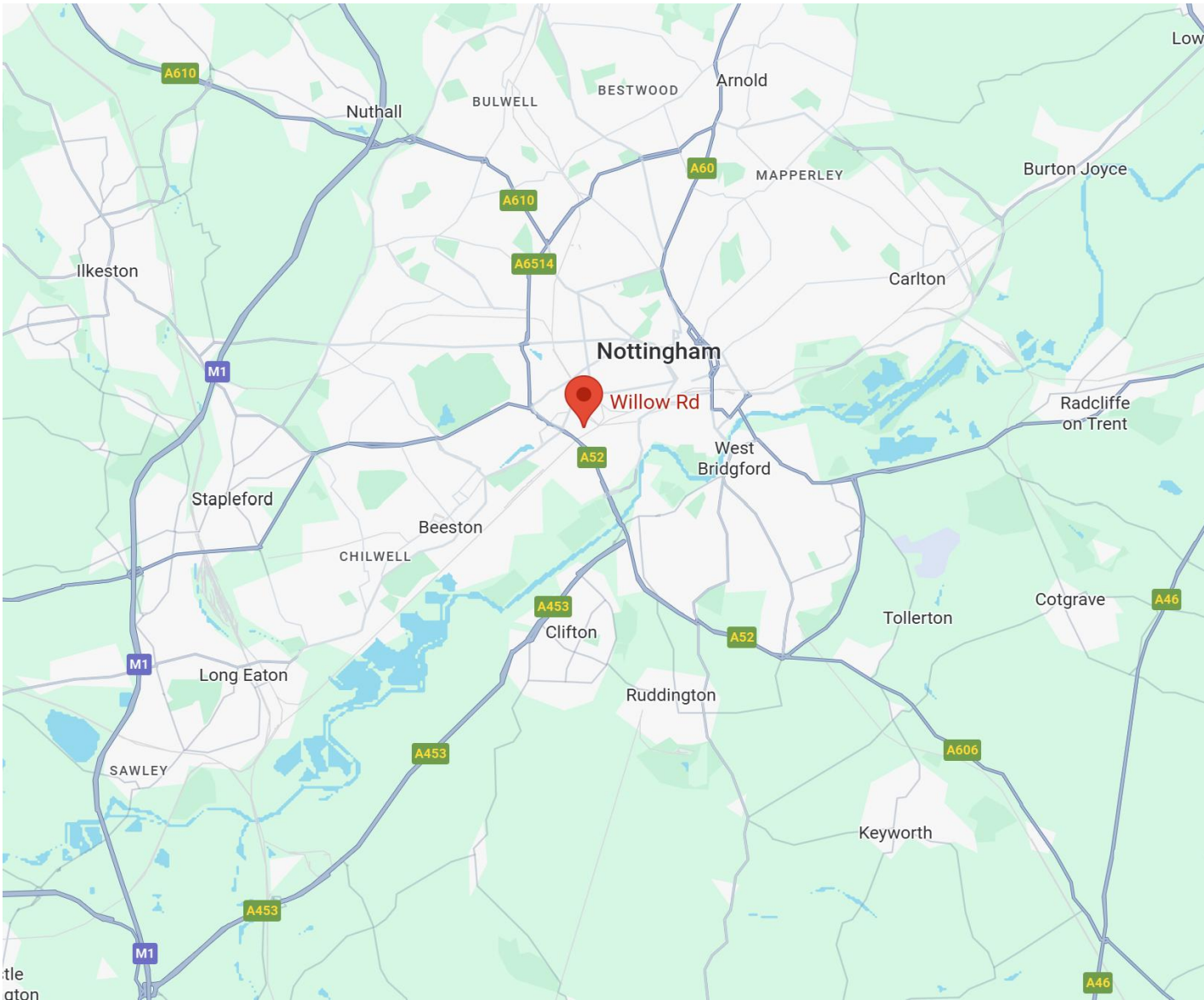
From enquires of the valuation office website we understand the following:

Rateable Value from 1st April 2023: **£64,500**

VAT

We understand that VAT to be payable upon rent and service charge due





EPC

The unit has an EPC rating of **C55**

SERVICE CHARGE

A service charge will be levied for contribution towards the maintenance and upkeep of the shared parts of the

CONTACT

For further information or to arrange a viewing please contact sole agents:

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