

Available for Immediate Occupation



To Let

Unit 33, Trent Gateway, Beeston, Nottingham, NG9 1DA

- Well-established Business Park location
- Modern constructed warehouse with fitted offices
- **4,397 sq ft GIA**



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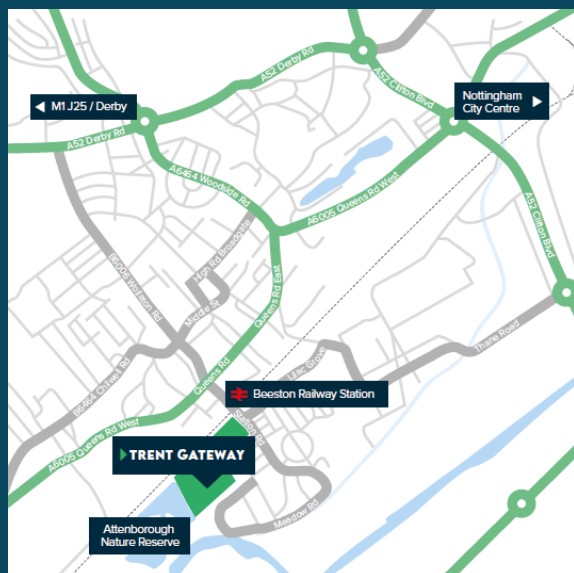
LOCATION

Trent Gateway is a recently constructed commercial development located within Beeston Business Park, a 40 acre site which provides a mix of industrial and office accommodation in the suburb of Beeston, approximately 4 miles south-west of Nottingham City Centre.

The scheme sits on a secure site with 24/7 access and is positioned off Meadow Road, adjacent to Beeston Railway Station and in close proximity to town centre amenities which are reachable via a short walk.

There are excellent road links with the A52/A453 trunk roads only a short drive to the east. J25 of the M1 motorway is also accessible at approximately 5 miles.

The scheme further benefits from good public transport links with both rail and bus connections available in the immediate area. Nearby international connections are also available with East Midlands Airport located just 12 miles away.



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DESCRIPTION

The unit comprises a modern end-terrace warehouse with fully fitted office accommodation.

The property was built in 2021 and is of steel portal frame construction with steel profile clad elevations and pitched roof with part translucent panels.

The warehouse accommodation provides an open span area with a fitted kitchenette and W/C. The space has an eaves height of 5.7m and benefits from an electric roller shutter door, LED lighting, 37.5KN/sq. m floor loading capacity and 3-phase power.

The offices are set across the first floor and are fitted to include: carpet flooring, plastered and painted walls, suspended ceiling with recessed LED lighting. There is also perimeter dado trunking and comfort cooling.

Externally, there is a loading apron and car parking to the front.

The unit has been constructed to a sustainable specification, with green initiatives including:

- Electric vehicle charging points
- 15% warehouse roof lights
- High performance insulated cladding and roof materials
- Low air permeability design
- Secure cycle parking

ACCOMMODATION

The accommodation was measured on a Gross Internal Area basis and extends the following:

Description	Sq M	Sq Ft
Ground Floor	318.38	3,427
First Floor	90.11	970
Total GIA	408.49	4,397

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. The current service charge budget is available upon request.

BUSINESS RATES

The unit has a rateable value of £20,000.

EPC

The unit has an EPC rating of B(42).

TERMS

The unit is available on a new full repairing and insuring lease. Terms are available on request.

VIEWINGS

For further information or to arrange a viewing please contact:



Max Hearfield
0754 877 6038
Max.Hearfield@jll.com

Gemma Constantinou
0793 603 8873
Gemma.Constantinou@jll.com

Or the Joint Agent, Anthony Barrowcliffe of FHP Property Consultants.