

Units 12–16, Eldon Trading Estate | Beeston | Nottingham | NG9 6DZ



HIGH QUALITY LIGHT INDUSTRIAL TERRACE UNITS WITH FIRST FLOOR OFFICES AND LOADING AREA TO THE FRONT



TO LET

26,027 ft²
(2,418m²)

- Available via sublet or assignment
- 4 x interconnected terraced units
- 5.2m Eaves Height
- Full height roller shutter doors
- Car parking/loading to the front elevation
- 85% of UK population accessible in a 4-hour drive time
- Strategically located adjacent to the A6005 and 3.5 miles from J25 M1

LOCATION

Eldon Road Trading Estate is conveniently located adjacent to the A6005 Nottingham Road and situated 3.5 miles from J25 M1, 5.5 miles from Nottingham City Centre and East Midlands Airport is just over a 20-minute drivetime.

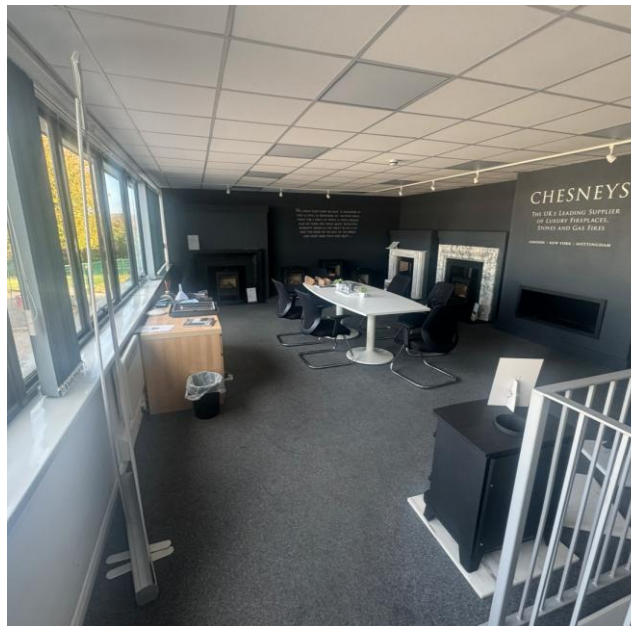
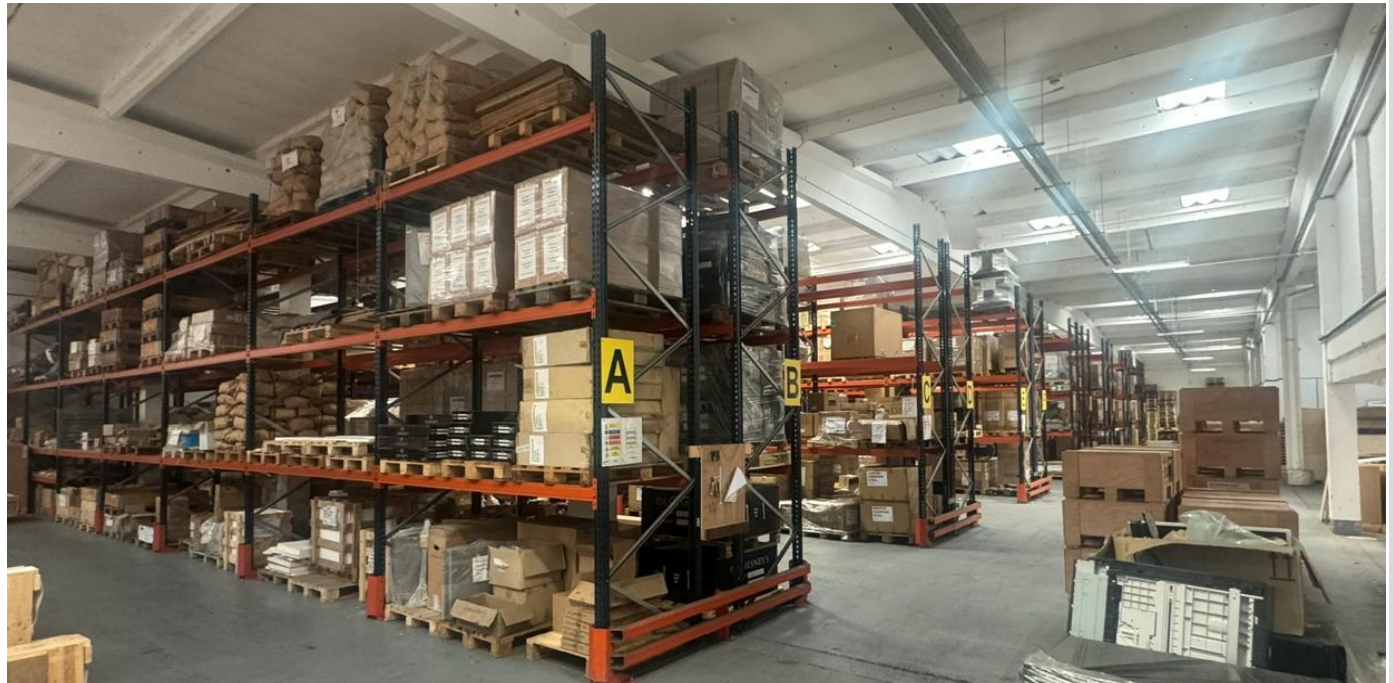
Nearby Attenborough station offers direct and regular services to Nottingham, Matlock and Newark.

85% of the UK population is accessible in a 4-hour drive time from the subject site.

DESCRIPTION

The Terraced units include the following build specification:

- Full height roller shutter doors
- 5.2m Eaves height
- Solid concrete floors
- 3 Phase power
- Lighting throughout
- Translucent roof lights
- First floor Offices and WC facilities
- Ground floor welfare space
- Car parking/loading to the front elevation
- Solid brick elevations with metal cladding



FLOOR AREAS

Units 12 - 16	SQ M	SQ FT
Office	423	4,553
Warehouse	1,995	21,474
Total	2,418m ²	26,027 ft ²

RENT

The units are available via **sublet or assignment** with lease expiring on 28th September 2028

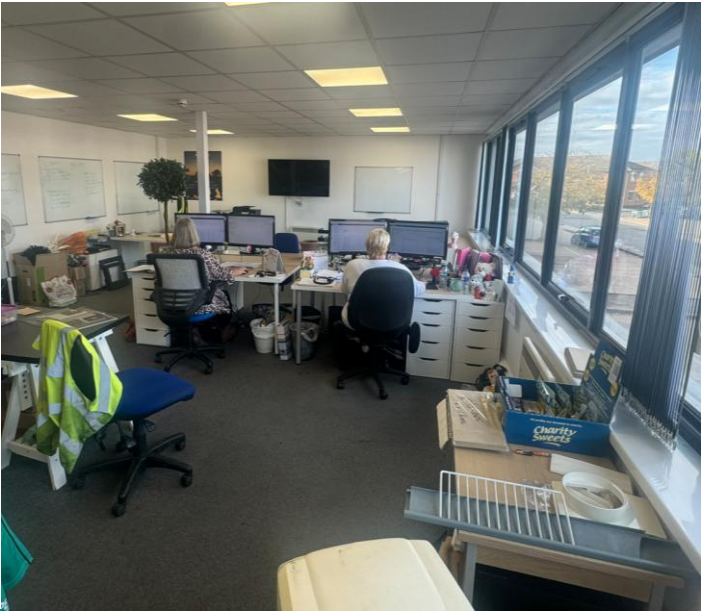
BUSINESS RATES

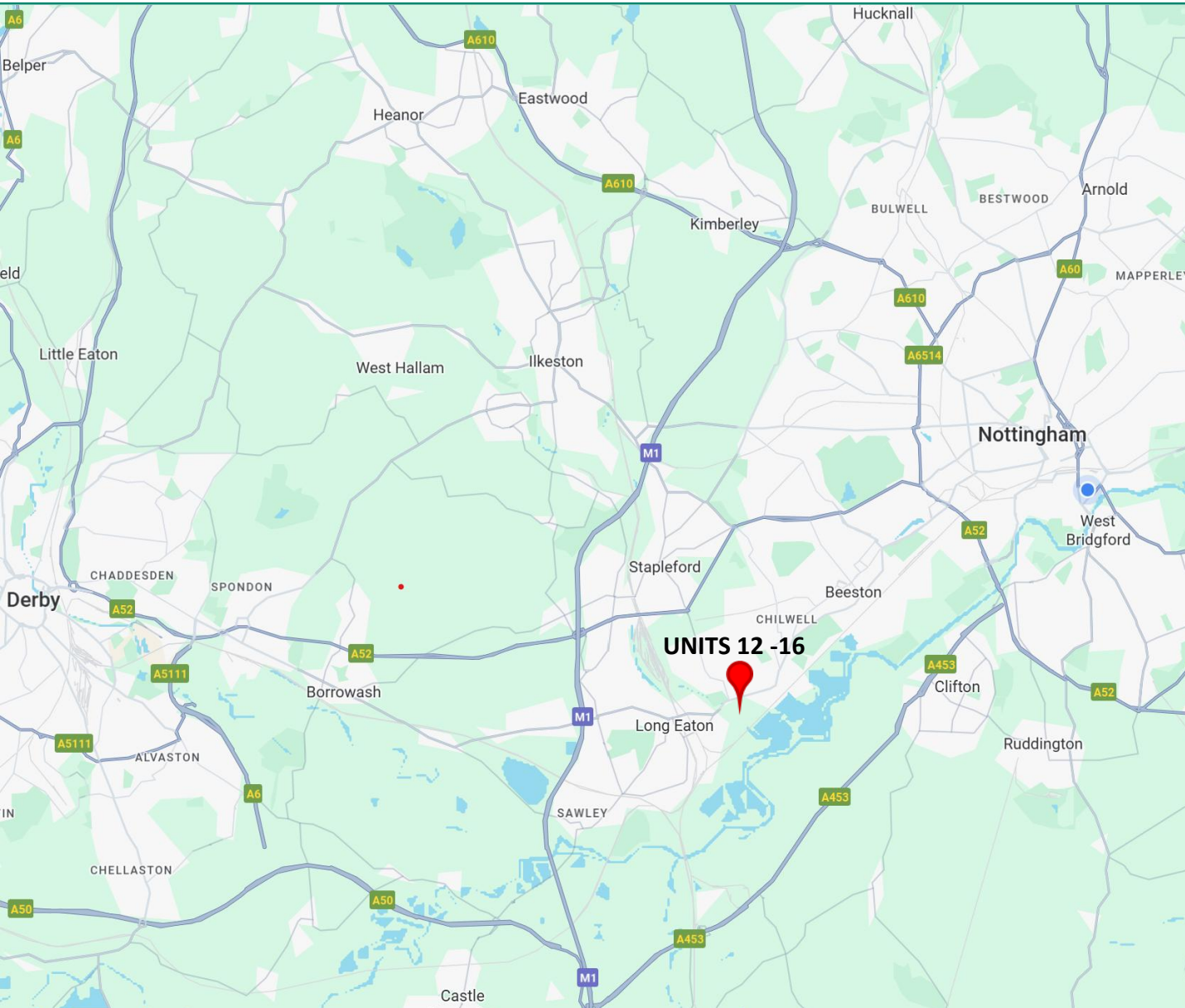
From enquires of the valuation office website we understand the following:

Rateable Value from 1st April 2023: **£78,500**

VAT

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





EPC

The unit has an EPC rating of **D90**

SERVICE CHARGE

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

CONTACT

For further information or to arrange a viewing please contact:

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