

INDUSTRIAL, WAREHOUSE | FOR SALE

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KENDRYL PARK, CHAPEL LANE, BINGHAM, NOTTINGHAM, NG13 8GF

22,561 SQ FT (2,095.99 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

A Substantial Detached Industrial Facility of
22,561 ft2 on 1.06 Acres

- Modern Industrial Facility
 - Two Principle Warehouse Buildings with Ancillary Offices
 - Excellent Warehouse Specification with Eaves Heights Extending to Approximately 7 Metres.
 - Level Loading Access
 - Excellent Connectivity to A46, A52 and A1
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DESCRIPTION

The property comprises a substantial detached industrial/manufacturing facility arranged across two principal buildings, together with associated office accommodation, mezzanine areas and external yard/circulation space.

Building 1 comprises a two-storey office building to the front, providing administrative and staff accommodation, together with an adjoining steel portal framed warehouse/manufacturing area. The warehouse benefits from approximately 10% natural roof lighting, an internal eaves height extending to approximately 5 metres, and a single-level loading door positioned to the rear.

Building 2, being the larger and more modern of the two buildings, comprises a substantial steel portal framed industrial/warehouse facility with an approximate 7 metre eaves height. Loading is provided by way of a single-level roller shutter door to the front, with a further roller shutter door positioned to the rear. Internally, the warehouse accommodation benefits from a clear-span working environment together with LED lighting, gas blower heaters and three-phase power, making the property well suited to a range of manufacturing, engineering, storage and distribution uses.

The accommodation is complemented by ancillary office space including a ground-floor meeting room/breakout area and first-floor open-plan office accommodation.

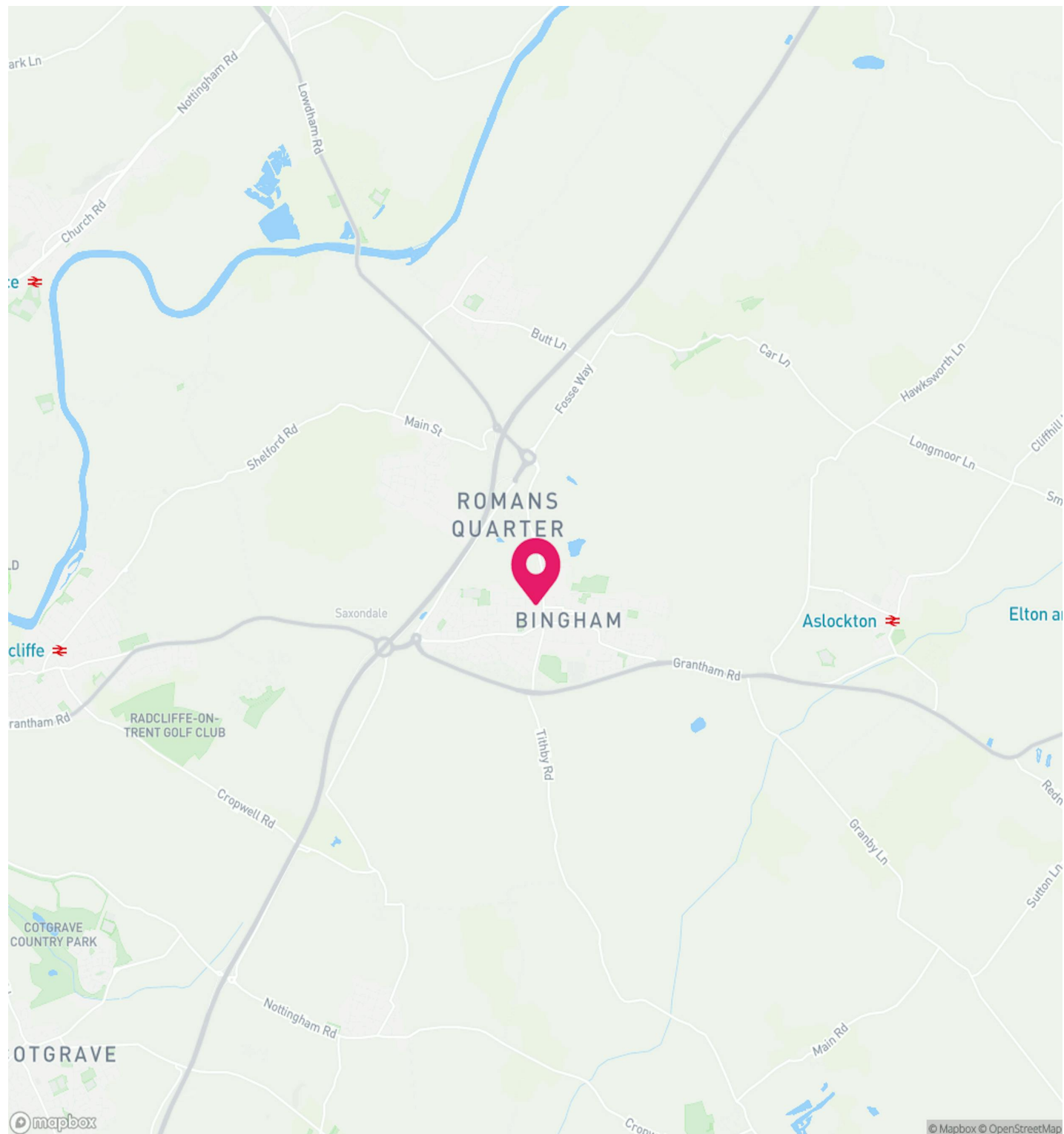


LOCATION

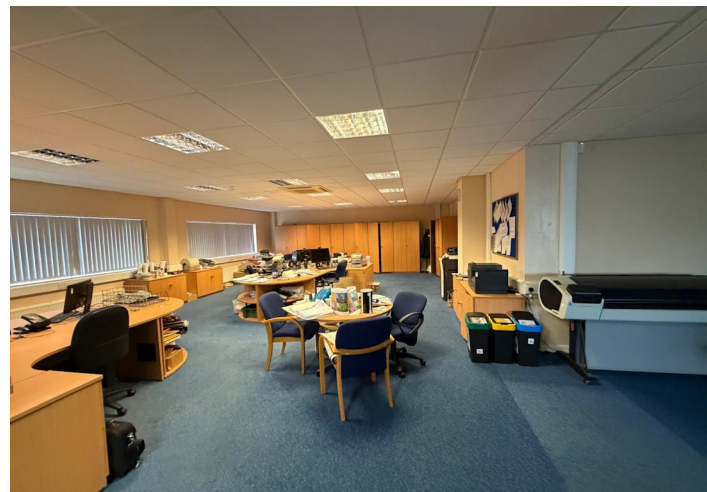
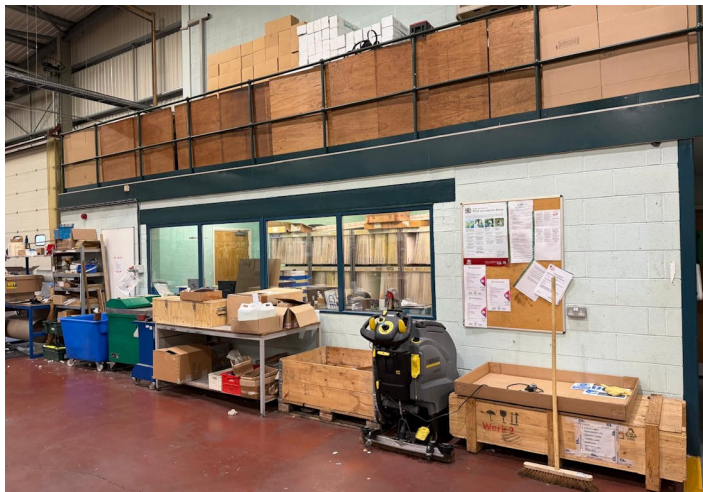
The property is prominently situated on Chapel Lane, within the established Moorgreen Industrial Estate, Nottingham, approximately 10 miles north-west of Nottingham City Centre.

The location benefits from excellent connectivity to the regional and national road network, with convenient access to the A46 and A52, together with the A1, providing onward connections throughout the East Midlands and wider UK.

The property therefore occupies a strong strategic position for manufacturing, distribution and industrial occupiers requiring good accessibility to Nottingham and the surrounding conurbations.







AVAILABILITY

Name	sq ft	sq m	Availability
Unit - Building 1 - Warehouse	5,636	523.60	Available
Unit - Building 1 - Offices	370	34.37	Available
Unit - Building 2 - Warehouse	11,382	1,057.42	Available
Unit - Building 2 - GF Office	2,395	222.50	Available
Unit - Building 2 - FF Office	2,395	222.50	Available
Total	22,178	2,060.39	

SPECIFICATION

The property offers a strong industrial specification including steel portal frame construction, clear-span warehouse accommodation, eaves heights of approximately 5 metres and 7 metres, level-access loading, LED warehouse lighting, gas-fired blower heating and three-phase electricity.

SERVICES

We understand that mains services are available to the property. The existing accommodation is understood to benefit from three-phase electricity and gas-fired heating within the principal warehouse accommodation. Interested parties are advised to make their own enquiries with the relevant utility providers as to the availability, capacity and suitability of services for their intended use.

SITE AREA

The property occupies a substantial site extending to approximately 1.06 acres (0.43 hectares) approximately.

PLANNING USE

We understand the property has planning consent for B2 and B8 uses. However we advise all interested parties to make their own enquiries to the local planning department to ensure their intended use is suitable.

SERVICE CHARGE

n/a

RATEABLE VALUE

£132,000. Based on 1 April 2026 Valuation

VAT

To be confirmed

LEGAL FEES

Each party to bear their own costs

PRICE

Offers in the region of £1,750,000 for the freehold interest, subject to contract

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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