

FOR SALE PRIME DEVELOPMENT LAND

WIGMAN ROAD

Nottingham, NG8 3JA



Key Highlights

- Rare development opportunity neighbouring established industrial estate
- Easily accessible via J26 of the M1
- Suitable for alternative uses (STP)
- 6.72 acres (2.72 hectares)

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Location

The site is prominently located on the south side of Wigman Road, 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.

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.

Junction 26 of the M1 motorway lies some 2.7 miles to the north west, accessed from Wigman Road via the A6002 Woodhouse Way / A610.

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

Description

The total site area is 6.72 acres (2.72 hectares), comprising a substantial and predominantly level, cleared development site located on the southern side of Wigman Road. Prominently situated, the frontage also extends to the southern part of the roundabout junction with Hollington Road and Bathurst Drive.

Planning

Planning permission was granted in February 2017 for a distribution and warehouse building with ancillary office accommodation, car park and service yard. Further details available upon application.

The site is considered to have potential for a revised industrial warehouse scheme. In addition, alternative uses, subject to planning permission.

Tenure / Terms

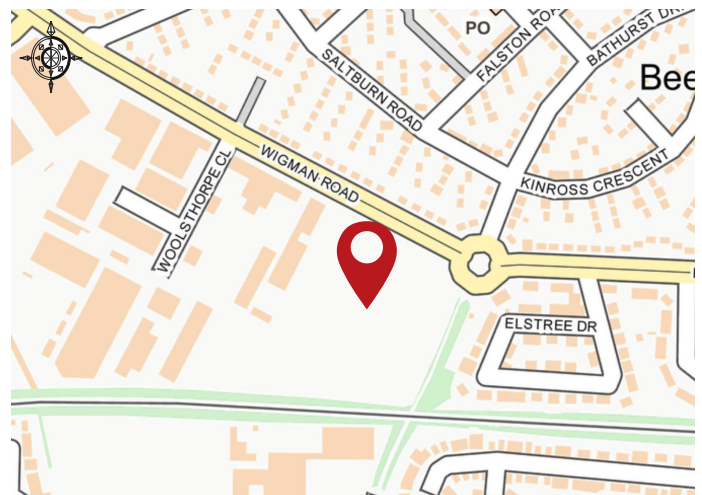
The property is held on a long leasehold for a term of 150 years with effect from 17 December 2015.

The current ground rent is £15,000 per annum until 16 December 2025.

Further details available upon application.

Price

£350,000 per acre.



VAT

The position with regards to VAT is reserved at all times and interested parties are advised to seek independent advice in relation to this matter.

Anti-Money Laundering (AML)

Any offer accepted is subject to completing AML checks.

Legal Costs

Each party will; be responsible for their own legal costs.

Viewing and Further Information

Strictly by appointment only with the Sole Agent, Savills.

Contact

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