

FOR SALE/TO LET INDUSTRIAL UNIT

1 PADGE ROAD

Beeston, Nottingham, NG9 2RS



Key Highlights

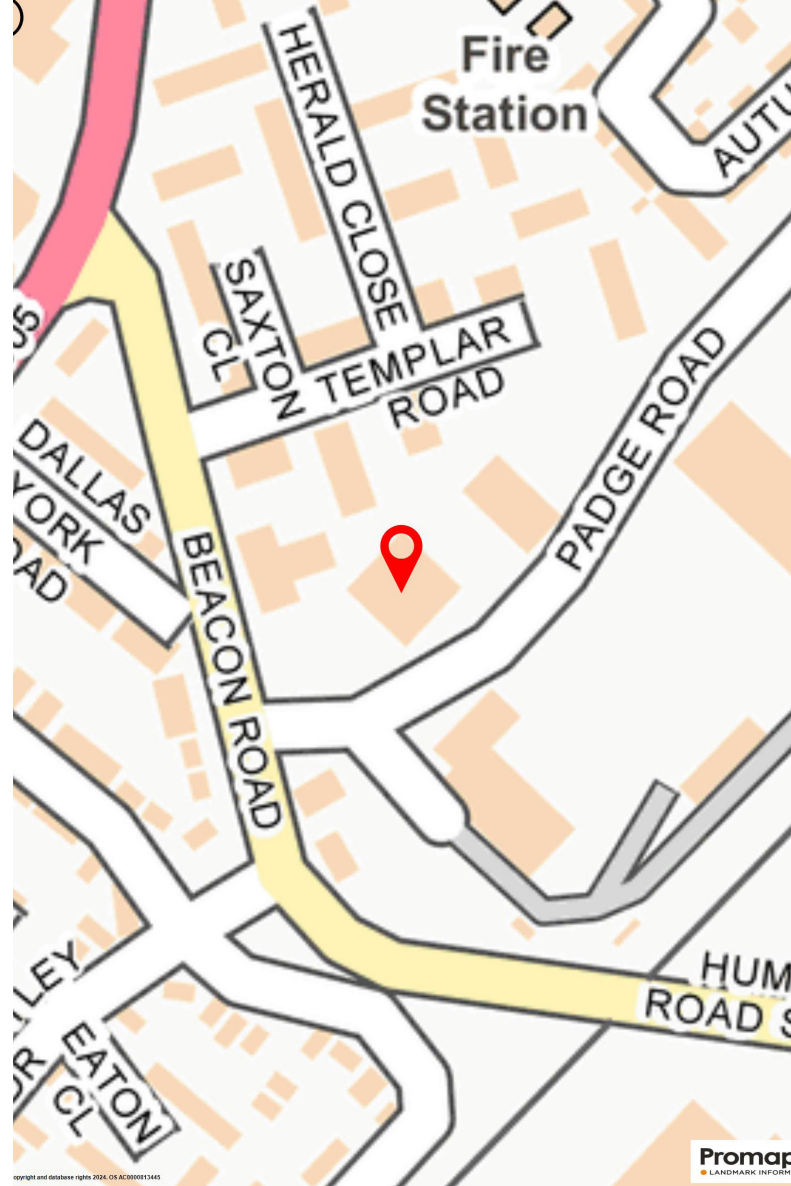
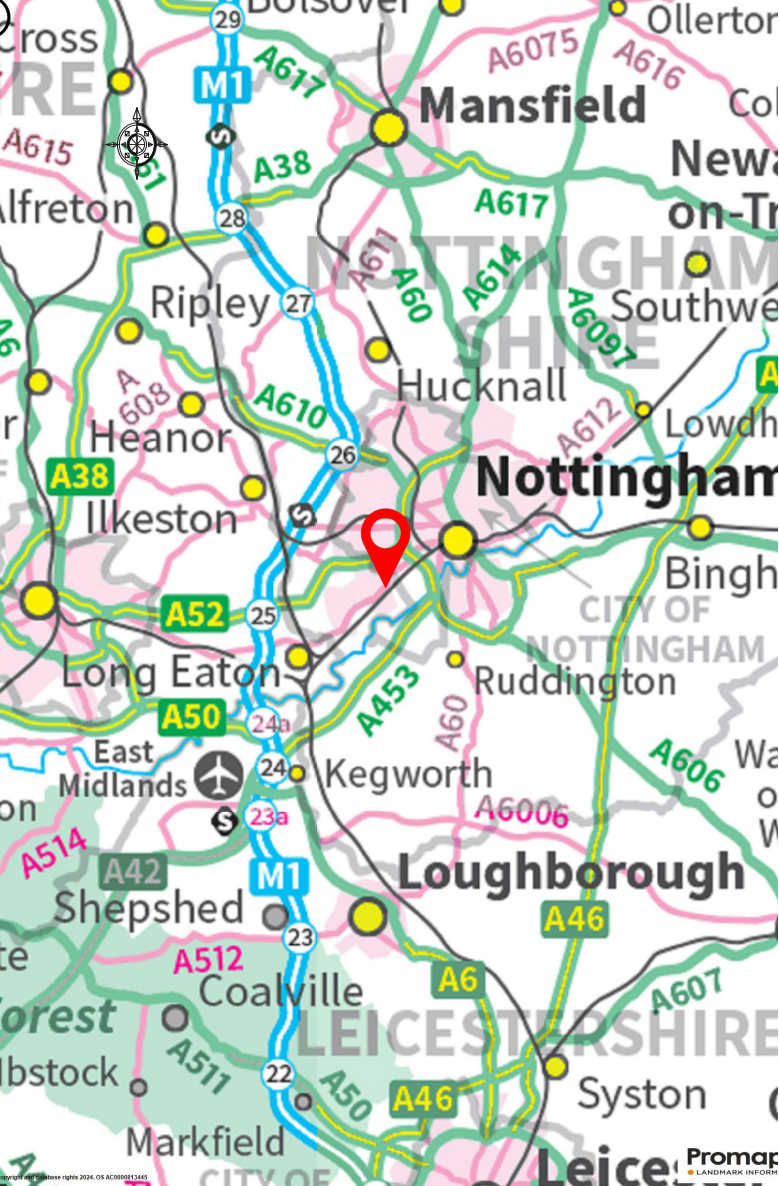
- Popular industrial location to the south west of Nottingham city centre
- Excellent transport links with the M1 motorway (J25), Beeston Train Station and the NET Tram all nearby
- Detached single storey industrial unit
- Good quality office content
- Self-contained site with secure yard and car park
- GIA 8,109 sq ft (753.32 sq m)
- Available freehold or on a new flexible lease agreement

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LOCATION

Beeston is a popular suburb lying approximately 4 miles south west of Nottingham city centre. Beeston is well connected being within 4 miles of J25 of the M1 motorway. The town has good public transport with regular bus services, a NET Tram stop and railway station with direct service to London St Pancras.

The property forms part of a well-established industrial estate lying to the east of Beeston town centre, just off Queens Road East (A6005), which in-turn connects with University Boulevard and the Nottingham outer ring road (A52).

DESCRIPTION

The property comprises a detached industrial unit currently fitted out as a food production facility providing a mixture of temperature controlled factory areas, storage, offices and ancillary staff facilities.

The property is currently configured to provide a series of production areas, together with chilled storage, ambient storage, frozen storage and packing areas. The loading areas are at the eastern end of the building on to the side yard. The production areas/cold stores are capable of being chilled to between 3 to 5 degrees Celsius.

The office and welfare facilities are generally finished to a good standard including LED lighting, gas fired central heating radiators and double glazed windows.

Externally, the property has 16 designated car parking spaces. To the side of the property is a yard area for loading and parking of commercial vehicles. To the west of the property is an area of undeveloped land, currently covered with trees and shrubs. The property occupies a large plot extending to approximately 0.90 acres (0.364 hectares).

ACCOMMODATION

The property has been measured on a GIA (Gross Internal Area) basis. All figures quoted are for guidance purposes only.

FLOOR AREA	USE	SQ FT	SQ M
Ground Floor	Production/storage	6,076	564.47
Ground Floor	Circulation area/corridor	341	31.66
Ground Floor	Offices/ancillary welfare facilities	1,692	157.19
TOTAL		8,109	753.32

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BUSINESS RATES

Rateable Value (2023) - £39,750

Rates Payable (2024/2025) - £19,835.25, excluding any transitional or other relief.

EPC

E123

TENURE

The property is available on a freehold basis.

Alternatively, the premises can be made available by way of a new full repairing and insuring lease for a term of years to be agreed.

GUIDE PRICE/RENT

£525,000/£45,000 per annum exclusive.

VAT

VAT will be applicable to this transaction.

ANTI MONEY LAUNDERING (AML)

Any offers accepted will be subject to completing AML checks.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in the transaction.

VIEWINGS

Viewings are available by prior appointment with the Sole Agent, Savills.

CONTACTS

For further information please contact:

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