



Edge of City Trade/Industrial/Warehouse Unit 4,737 sq.ft. (440.13 sq.m.)

- Mid-terrace unit on popular and established estate
- 5.7m internal eaves height
- Trade entrance and power assisted level access loading door
- Estate occupiers include Travis Perkins, Howdens & Toolstation
- **FULLY REFURBISHED**

Edge of City Trade/Industrial/Warehouse Unit 4,737 sq.ft. (440.13 sq.m.)

Location

The unit is located upon Ashville Close forming part of the Queens Drive Industrial Area on the South West side of Nottingham. The position is very popular given the ease of access to both the City's Inner and Outer Ring Road, providing onward connections to J24 and J25 of the M1 Motorway. The area has attracted key occupiers including Travis Perkins, Wickes, Howdens and Toolstation amongst many others.

The location is very well connected to public transport routes with buses and the Nottingham Express Transit (NET) system serving the location. The estate is also linked to the City's cycle-route network.

Description

The unit occupies a mid-terrace position and is of a steel portal frame construction. The elevations are of brick and block-work surmounted by a profiled cladding system to eaves. The roof is pitched and of a composite cement material featuring roof-lights and internal insulation. Key features include the following:

- 5.70m internal eaves height
- Power assisted level access loading doors
- LED warehouse lighting
- Ground floor trade counter/office
- First floor office & kitchen
- Concrete surfaced loading yard with parking provision

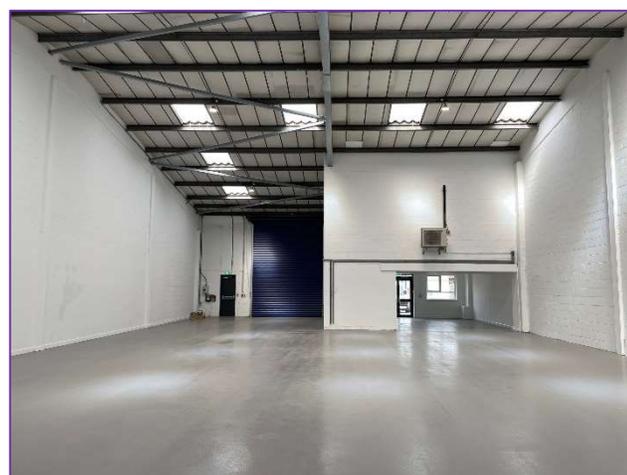
The unit has been substantially refurbished to offer a fresh cosmetic shell for tenant fit out.

Accommodation

Description	SQ M	SQ FT
Warehouse	332.00	3,574
GF Trade Counter/Office	55.13	593
FF Office & Kitchen	53.00	570
TOTAL	440.13	4,737

Business Rates

Units 3 & 4 are assessed together as "warehouse and premises" with a 2023 RV of £52,000 so will need separation.



Lease & Rent

The premises are available To Let by way of a new FRI lease upon terms to be agreed. Quoting rent on application.

EPC Rating

The property will be reassessed imminently.

Further Information & Viewings

For further information or to arrange to view, please contact the sole letting agents:

Sean Bremner

M: 07541 505980

E: sean@cpartners.co.uk

Date of Particulars

April 2024



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.