



## Edge of City Centre Warehouse Building Size 39,128 sq.ft. (3,635 sq.m.)

- Self-contained with fenced and gated boundary
- Clear working height of 5.5m
- Excellent Transport Links with good access to City Centre, A52 (J25 M1), A453 (J24 M1)
- Rear elevation offers profile to Nottingham's Outer Ring Road
- Motor trade cluster nearby including BMW, Audi, Honda, Ferrari, Maserati, MINI & Ford
- Potential re-purpose, re-development opportunity

# Edge of City Centre Warehouse Building – All Enquiries

## Size 39,128 sq.ft. (3,635 sq.m.)

### Location

The property is located on Lenton Lane on the immediate western side of Nottingham City Centre. The area has long established itself as a key commercial location due to the ease of access to the City Centre via Queens Drive and the arterial routes of the A453 (to J24 M1) and A52 (to J25 M1). The position is well served for public transport with the NET route stopping within 2 minutes' walk from the building.

Key occupiers in the area include Games Workshop, Big Yellow, Nottingham University, Siemens and numerous car dealerships.

### Description

The main building is of a steel frame construction with brick and block built elevations surmounted by profile cladding to the eaves. The roof is of a north-light structure with a mix of profile cladding with vertical glazed panels providing natural light. Features of the building include the following:

- 5.5m clear working height
- Level access loading to front and rear
- WC's/welfare/ancillary accommodation

There is a rear building attached to the main unit of steel portal frame construction with a level access loading door.

The building is serviced by a concrete forecourt area providing a loading apron and parking areas.

### Accommodation

The property provides the following Gross Internal Area:

USE	SQ.FT.	SQ.M.
Ground floor (warehouse)	32,166	2,988.33
First floor (offices/stores)	2,394	222.41
Additional ground floor store	4,568	424.37
<b>TOTAL</b>	<b>39,128</b>	<b>3,635.11</b>

### EPC

If leased refurbishment works will be agreed to deliver a valid EPC.



### Business Rates

The premises have a 2023 Rateable Value of £128,000.

### Terms

The premises are available To Let by way of a new lease drawn up on terms to be agreed. Quoting rent on application. Consideration would be given to a sale of the long leasehold interest which expires March 2158.

### VAT

VAT is applicable to all rents at the prevailing rate.

### Legal Costs

Each party to be responsible for their own legal costs.

### Further Information

All enquiries through the sole agents.

CPP

Sean Bremner

M: 07541 505980

E: sean@cpartners.co.uk

### Date of Particulars

February 2024



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