

**Mileway**

# Castle Park Nottingham

Available to Let  
Warehouse

4,269 - 52,245 sq ft ( 397 - 4,854 sq m )

12



Level access loading doors



Ancillary office



Popular location fronting the A453



LED Lighting

# Castle Park

Queens Drive Nottingham NG2 1AH



## Description

The mid-terrace unit is of steel portal frame construction, with elevations of profile cladding facing onto a loading area and main estate road. The building has been cosmetically refurbished and features a full height, level access loading door, concrete floor and warehouse LED lighting. The unit benefits from a trade counter entrance direct from the dedicated car parking area. Ancillary office, WC and kitchenette facilities feature within a single storey block. The rear elevation of the property provides any potential tenant with an excellent branding profile to Queens Drive.

## Location

Castle Park is located south of Nottingham City Centre, conveniently fronting the A453, approximately ¼ of a mile to the Inner Ring Road and ½ of a mile to the Outer Ring Road (A52). The area is well serviced by public transport connections including the NET (Nottingham Express Transit) and bus routes along Queens Drive. Nottingham Midland Mainline railway station is located within 1 mile of the estate. Queens Drive is a popular location for many commercial and trade counter operators, nearby occupiers include Wickes, Travis Perkins, Howdens, Speedy Hire and Toolstation.

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

Please contact:

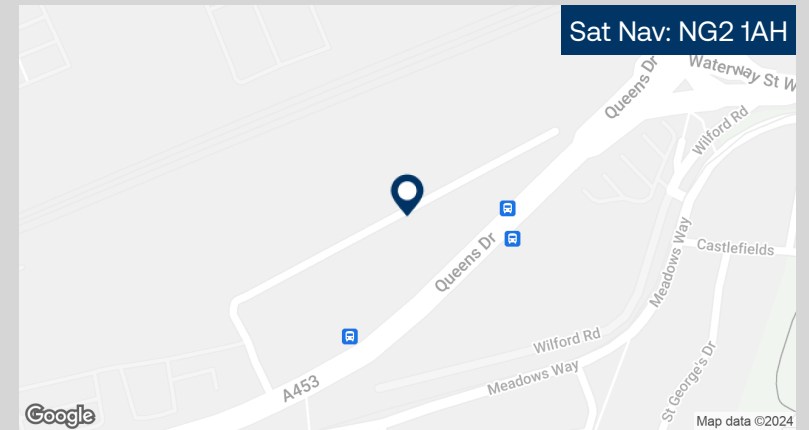
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## Accommodation:

| Unit         | Property Type | Size (sq ft)  | Size (sq m)  | Availability | Rent       |
|--------------|---------------|---------------|--------------|--------------|------------|
| Unit 6       | Warehouse     | 14,277        | 1,326        | 01/12/2024   |            |
| Unit 8       | Warehouse     | 33,699        | 3,131        | 01/11/2024   |            |
| Unit 12      | Warehouse     | 4,269         | 397          | Immediately  | £3,915 PCM |
| <b>Total</b> |               | <b>52,245</b> | <b>4,854</b> |              |            |

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