

To let

Space for business

RETAIL UNITS WITH STREET FRONTAGE, FREE CUSTOMER PARKING, SERVICE AREA AND STORAGE SPACE

460 sq ft (42 sq m) - 3,790 sq ft (352 sq m)



Derby Road/ Alexandra Street

Stapleford,
Nottingham NG9 7ED



0121 228 0000
pallmallestates.co.uk

High value, low cost, flexible business space to let throughout the UK



Description

This retail parade comprises a terrace of seven single storey units built on the corner of Derby Road and Alexandra Street directly adjacent to Sainsbury's. The units are of a modern brick construction with a large service area to the rear. The units benefit from a free customer car park located to the rear with a pedestrian walkway alongside the units into Alexandra Street. Unit 2 benefits from an A5 Hot Food Takeaway planning use.

Location

Stapleford is a suburb to the west of Nottingham with a population of 16,910 (Broxtowe Borough Council August 2010). Sainsbury's, the Co-op, Greggs, Birds Bakers, Farmfoods and the Nottinghamshire Building Societies are located upon Derby Road and illustrate the potential Stapleford offers retailers. It is less than 1km to the A52 trunk road leading to Nottingham City Centre and approximately 1.5 kms from Junction 25 of the M1 Motorway.

Unit Size

Unit	Sq ft	Sq m
1	460	42
2	855	80
3	765	70
4	1,710	160
Total	3790	352

Features

- Street frontage with pedestrian access
- Large service area to rear
- Free customer car park located immediately behind
- Located in the main retail area of Stapleford
- Less than 1.5 km to the A52 and M1 junction 25

Lease Terms

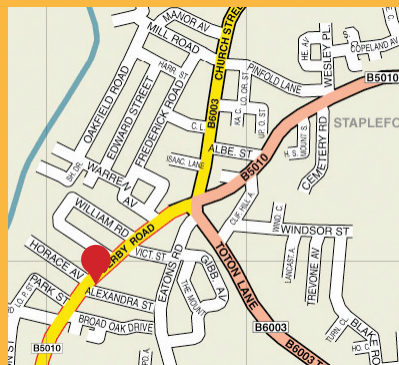
The property is available to let on customer focused flexible lease terms and the benefit of no legal fees. Incentives are available to the ingoing tenant subject to lease length.

Viewing

By prior arrangement with Pall Mall or our agents – contact details below.

Subject to contract

Misrepresentation Clause. Conditions under which particulars are issued by Pall Mall Estates for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Pall Mall Estates or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. April 2011.



The Pall Mall promise

With almost 5.5 million sq ft of business space in over 100 locations through out the UK. Pall Mall Estates lets business space to over 350 businesses. We understand how crucial to your company the value you get from your business space is, not in just the low cost of the space, but the value of the terms too.

Our customer focused approach to leasing means whether your company is a start up business or well established and looking to expand or downsize Pall Mall will have terms that give you flexibility.



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