



Units 1-6, Glaisdale Trade Park, Glaisdale Drive East, Bilborough, Nottingham, Nottinghamshire NG8 4GU

Brand new Trade Counter scheme

- ▶ **Units ranging from 3,595 - 4000 sq ft**
- ▶ **Can be combined to form larger units**
- ▶ **Established trading location**

For enquiries and viewings please contact:



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Location

The units are prominently located with direct access from Glaisdale Drive East in a well-established industrial location in the heart of Bilborough. Bilborough lies approximately 3 miles West of Nottingham City Centre accessible via the A609.

The units provide good access links to Junction 26 of the M1 Motorway which lies approximately 2 miles to the North of Bilborough. Other nearby arterial routes include Western Boulevard, Nottingham's ring road.

Other nearby occupiers include UK Tool Hire, Smashing Glass, DSL and Amari Plastics.

Description

Construction has started on the development with an anticipated completion date of September 2023. The finished product will be completed to a high specification including the following:-

- Steel portal frame construction
- 8 metre clear internal eaves
- Three phase power supply
- Electric Roller shutter access
- Dedicated on-site parking
- Insulated profile cladding and roof

Accommodation

	Sq M	Sq Ft
Unit 1 - Let to Screwfix	371.6	4,000
Unit 2	347.9	3,745
Unit 3 - Under Offer	334	3,595
Unit 4 - Under Offer	334	3,595
Unit 5	334	3,595
Unit 6	334	3,595
Total	2,055.4	22,125

Indicative areas are provided on a Gross Internal Area (GIA) and remain subject to change upon completion of the scheme

Planning

Planning permission was granted for the erection of commercial warehousing falling within Use Class E(iii), B2, and B8 Use in accordance with the Town and Country Planning (Use Classes) Order 2020, as amended.

Full details of the permission can be viewed on the Nottingham City Council Planning website (ref: 21/02164/PFUL3).

Tenure

The units will be granted on a new full repairing and insuring basis with terms to be negotiated between parties.

Business Rates

To be assessed - an indication can be provided from the joint agents

Rent

£12 psf

Service Charge

A service charge will be levied across the estate

VAT

VAT will be applicable on all rents

Legal Costs

Each party to be responsible for their own legal and professional fees incurred in the transaction

EPC

The units will be assessed for upon completion

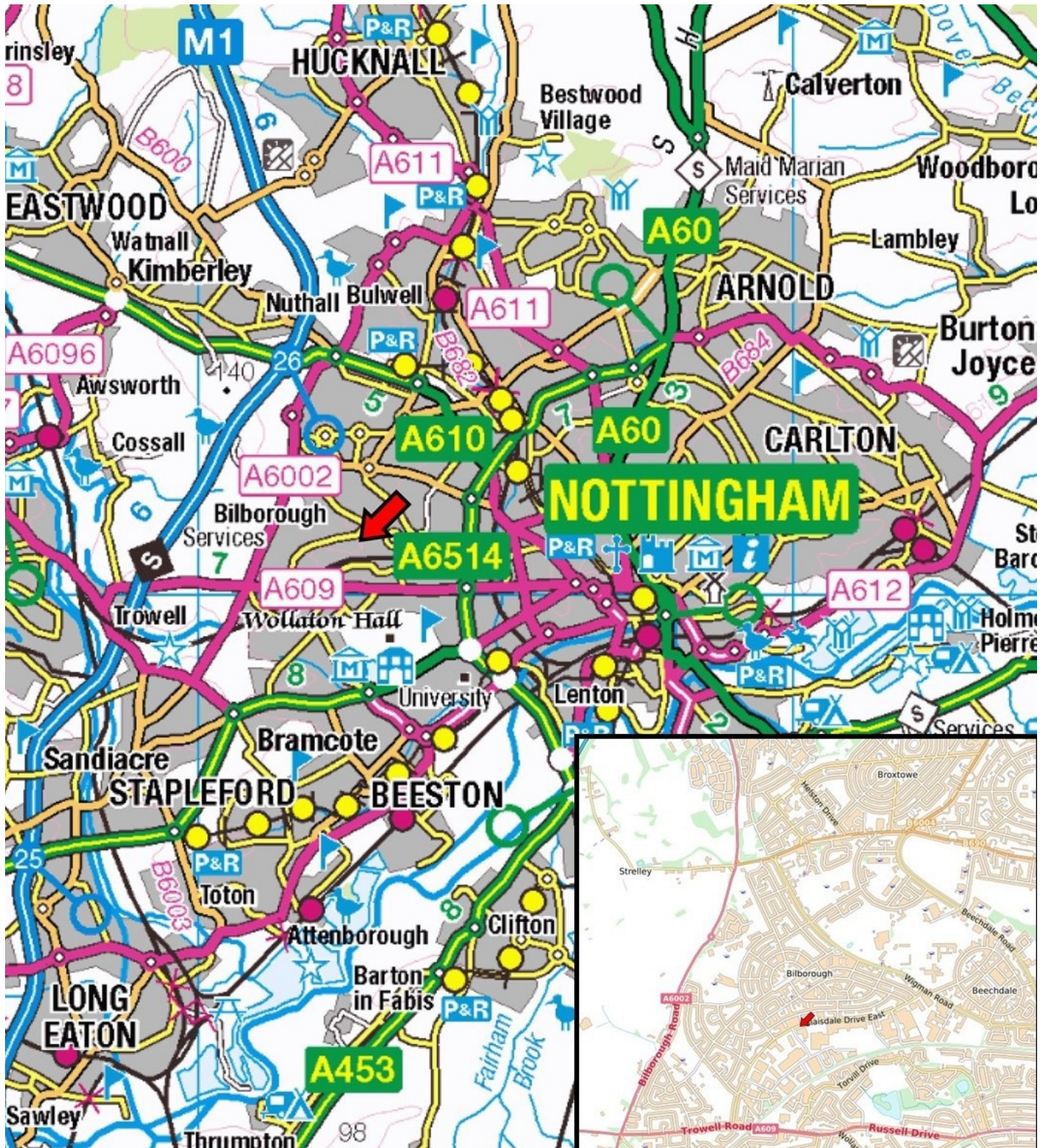
Viewings

By appointment with the joint marketing agents Scott Osborne at Innes England or Sean Bremner at CPP

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