



TO LET
UNIT D4
6,610 sq.ft
614 sq.m
ALL ENQUIRIES

INNES ENGLAND 
MAKE A GREAT DECISION
0115 924 3243

TO LET Industrial/Warehouse unit with offices
6,610 sq.ft (614 sq.m)

Unit D4, Queens Drive Industrial Estate, Crossgate Drive, Nottingham, NG2 1LW

- Close to the city centre
- Car parking to the front elevation
- Two storey office facilities
- To be refurbished

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01384 405630
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Location - NG2 1LW

The units are positioned centrally within the popular and well-established Queens Drive Industrial Estate offering direct access onto the A453.

Queens Drive Industrial Estate is approximately 1mile south of Nottingham City with the A453 providing fast convenient access to Nottingham's Ring road and onwards to J24 of the M1.

Local Distances (Approx.)

Nottingham City Centre **1.6 Miles**

Derby **15.9 Miles**

Description

The unit is to be fully refurbished and may be tailored to an individual occupiers specification. The property comprises an end terrace industrial unit with an eaves height of 4.7m.

The unit also benefits from three phase power supply, electronically operated roller shutter door, integral two storey offices and dedicated loading / unloading facilities.

Benefits

- Clear internal height of 4.7m, eaves height of 5.2m
- Single level access electrically operated roller shutter door (3.2m wide x 4.5m high)
- Kitchen/canteen area
- Toilet facilities

Areas (Approx. Gross Internal)*

Warehouse	5,510 sq.ft	(511 sq.m)
Ground Floor Office	550 sq.ft	(51 sq.m)
Second Floor Office	550 sq.ft	(51 sq.m)
Total	6,610 sq.ft	(614 sq.m)



Planning

The property is considered suitable for use class E (light industrial/offices) B2 (General Industrial) and B8 (Storage and Distribution). All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

Rent

£49,500 per annum.

Business Rates

Rateable Value £27,750
Nottingham City Council

Service Charge

A service charge will be levied for the maintenance of common areas.

Insurance

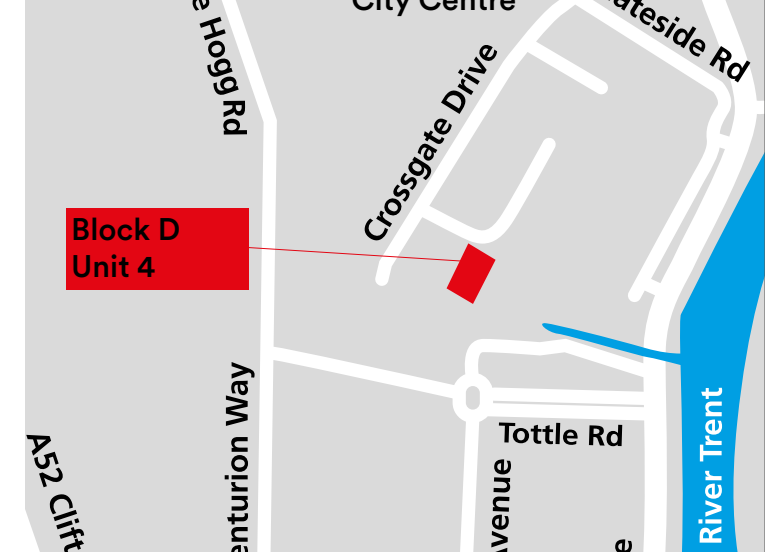
The Landlord will insure the premises the premiums to be recovered from the tenant.

Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction

Energy Performance

D-88. Further information available upon request.



Viewing

Strictly via prior appointment with the appointed agent

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0115 924 3243

Scott Osborne
07894 587809
sosborne@innes-england.com

LCP

01384 405630
www.lcpproperties.co.uk

Nick Bryson
07553 680122
NBryson@lcpproperties.co.uk

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*Subject to remeasurement by landlord

07-06-23 JUNE 2023