

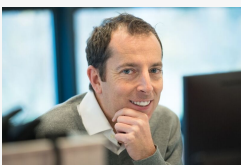


Unit 3, 149 Glaisdale Drive West, Nottingham, East Midlands NG8 4GY

Industrial Unit

- ▶ **Suitable for trade counter use**
- ▶ **Available August 2024 following refurbishment**
- ▶ **Prominent location with excellent roadside profile**
- ▶ **7,708 sq ft (716.12 sq m)**

For enquiries and viewings please contact:



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Location

The premises occupy a prominent position at the intersection of Glaisdale Drive West and Glaisdale Parkway, Bilborough.

Glaisdale Drive is a well-established industrial location and can be accessed directly from the A609 and is approximately 3 miles west of Nottingham City Centre. Other occupiers nearby include Screwfix, Johnson Decorators and Bampton Packaging.

The premises offer good links to Junction 26 of the M1 Motorway which lies approximately 2 miles north of Bilborough.

Description

The property comprises a mid terrace industrial unit configured to provide office space at the front and open warehouse space at the rear. The unit provides clear, open span space, 3 phase power supply, sodium high bay lighting and 6.4 eaves. Loading/unloading is provided by a roller door along the front extension.

Accommodation

	Sq M	Sq Ft
Unit 3	716.1	7,708
Total	716.1	7,708

Measurements are quoted on a Gross Internal basis, in accordance with the RICS Property Measurements, 2nd Edition.

Planning

The property has planning permission for use as a trade counter or other uses within Class B8 of the Town & Country Planning (Use Classes) Order 1987 as amended.

Interested parties are advised to make their own enquiries to the local planning authority.

Tenure

Leasehold, with terms to be negotiated between parties.

Business Rates

The Agents understand that the Business Rates are as follows:

Rateable Value: £33,500 pa

Rent

Rent £53,950 per annum exclusive

VAT

VAT is applicable to all rents.

EPC

The premises has an EPC assessment of C-73.

Viewings

By appointment with the sole marketing agents.

Date Produced: 15-Mar-2024





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