

Warehouse at Chelsea House | Chelsea Street | New Basford | Nottingham | NG7 7HP

## Storage, distribution and manufacturing space available close to Nottingham City Centre

Up to circa 2,004m<sup>2</sup>  
(21,570ft<sup>2</sup>)

- Clear span warehouse space
- Lots of power/KVA
- Ideal for storage, distribution and manufacturing
- Access to Ring Road, City Centre, A610 and J26, M1
- Roller shutter door access
- Numerous configurations to suit requirements
- Established commercial location



**TO LET**



Location



Gallery



Video



Contact



## Location

The premises are located on Duke Street in New Basford within an established industrial area situated approximately 2 miles northwest of Nottingham City Centre.

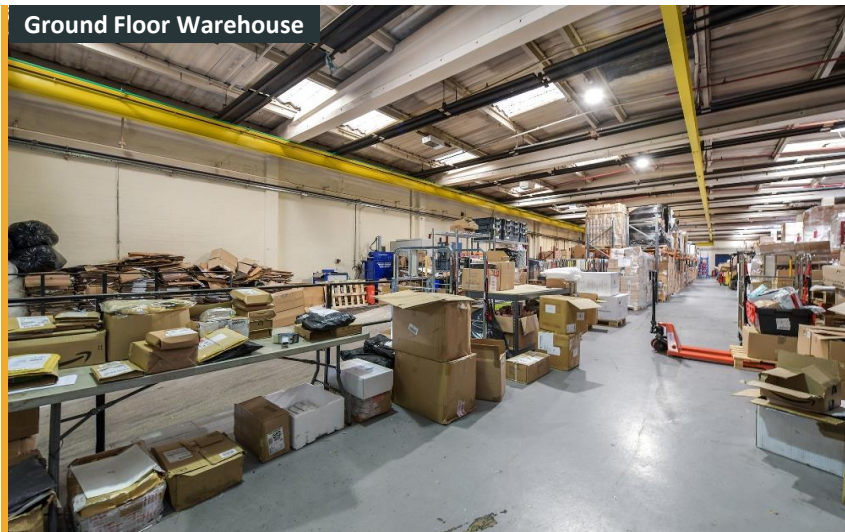
The location is less than 1 mile from Nottingham's Ring Road which in turn gives access to Junction 26 of the M1 Motorway

## Description

The property comprises warehouse and storage accommodation with office facilities. The specification includes:

- Clear span storage and warehouse space
- Overhead crane/loading elevator/scissor lifts
- Lots of power (KVA)
- Gas hot air blowers in warehouse
- WC's, kitchen and canteen facilities
- Mixture of offices
- Car parking
- Large full height roller shutter doors
- Partially strip and LED lighting throughout
- HGV loading bay

Ground Floor Warehouse



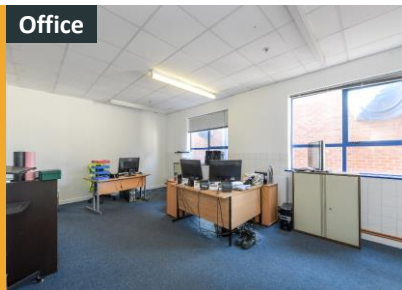
Ground Floor Warehouse



Ground Floor Warehouse



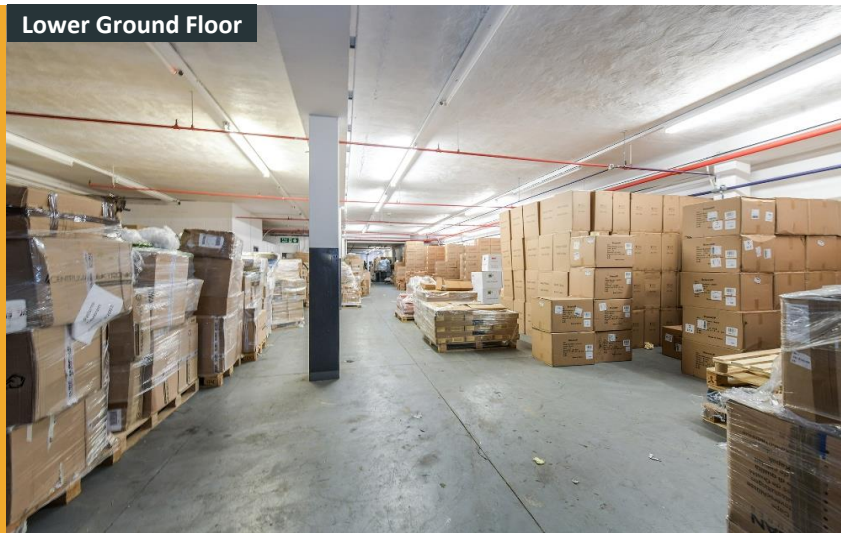
Office



Lower Ground Floor



Lower Ground Floor



## Floor Areas

There is the option to take up to circa 1,950m<sup>2</sup> (21,000ft<sup>2</sup>). Different configurations and splits are available to suit the requirement.

Floor	ft <sup>2</sup>
GF Warehouse & Offices	13,590
Lower Ground Floor	7,980
GF Warehouse & Lower Ground Floor	21,570

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own measurements prior to contract)

## Rent

The space is available on a new internally repairing and insuring lease at:

**£4.25 per sq ft per annum exclusive**

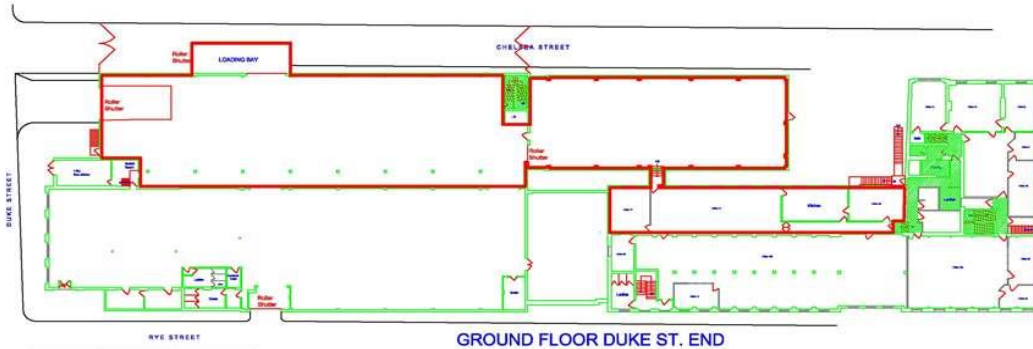
The rents are as follows on a per annum exclusive basis:

Floor	Rent
GF Warehouse & Offices	£57,750
Lower Ground Floor	£33,925
GF Warehouse & Lower Ground Floor	£91,675

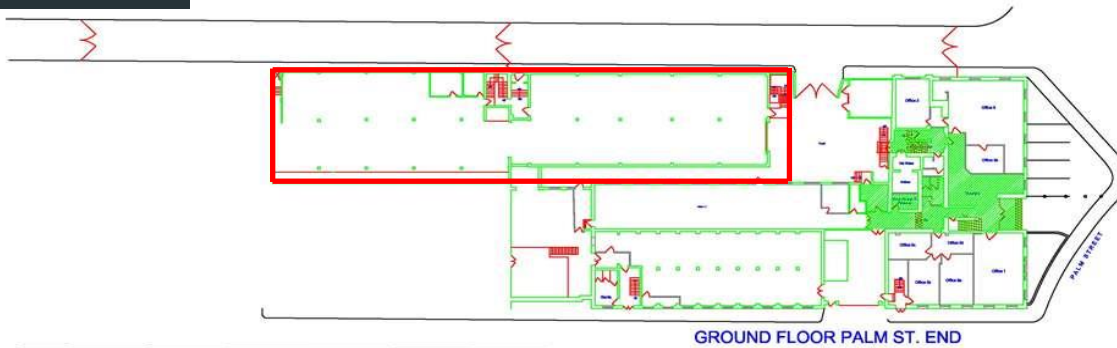
## EPC

The EPC rating for the building is D-96.

## GF Warehouse & Offices



## Lower Ground Floor







## Costs

Depending on how much space is occupied a full break down of costs will be provided by the agent (business rates, service charge, insurance premium).

## Service Charge

A service charge will be levied to cover the cost and maintenance of the common areas of the site.

## VAT

VAT applies at the standard rate to the rent, service charge and other payments due under the lease.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.