

**POTENTIAL FOR WAREHOUSE, LEISURE OR TRADE  
SHOWROOM USES (STP) – TO LET**

**1 Iremonger Road (off London Road)  
Nottingham**

SAT NAV REF:

**NG2 3HU (NG2 3BL)**



- **Detached open plan storage unit opposite Notts County Meadow Lane Ground**
- **Dual loading off Cattle Market Road and Iremonger Road with secure car park and loading areas.**
- **Ground floor area - 1,892 sq m (20,365 sq ft) plus mezzanine offices, front store and rear two-storey store/offices 137 sq m (1,475 sq ft)**
- **Total Gross Internal Area - 2,029 sq m (21,840 sq ft)**
- **To Let - £98,000 pax (£4.50 sq ft)**

TEL: **0115 986 3555**



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- K. Where any reference is made to planning permissions or potential uses such information is given in good faith. Purchasers/tenants should, however, make their enquiries into such matters prior to purchase/letting.
- L. All prices, rentals and service charges are quoted exclusive of VAT and interested parties are asked to take independent advice.

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## LOCATION

The premises occupy a prominent corner position at the junction of Iremonger Road and Cattle Market Road. There is an extensive road and canal-side frontage to London Road to the South of Nottingham City Centre.

The premises are adjacent to Henton & Chattel, with the Meadow Lane Notts County Football Ground to the rear along with Nottingham Padel Centre and a 12,000 sq. ft Fan Zone.

## DESCRIPTION

The premises comprise a detached building which is predominantly open plan warehouse type space with ancillary office accommodation and an older two-storey section. The property benefits from dual loading end of the building via shutters. Loading shutter (not tested) to Iremonger Road (7.63 m wide by 4.8 m high) and additional loading off Cattle Market Road (shutter 8 m wide by 5.5 m high (not tested)).

There is a secure gated car park and extensive frontage to London Road and the canal.

There is a canopied main entrance from the car park, leading through to the entrance accommodation. There are ladies, gentlemen, and accessible toilet facilities off the main entrance lobby.

The main warehouse space benefits from an eaves height of 5.6 m (18 ft 5 in) with barrel vaulted ceiling.

## ACCOMMODATION

|                            |            |                |
|----------------------------|------------|----------------|
| Ground Floor area          | 1,892 sq m | (20,365 sq ft) |
| Front store                | 25 sq m    | (269 sq ft)    |
| Rear 2 storey store/office | 57 sq m    | (614 sq ft)    |
| Mezzanine/office           | 137 sq m   | (592 sq ft)    |

**Gross Internal Area 2,029 sq m (21,840 sq ft)**

## Outside

Secure gated yard and parking off Iremonger Road.

## LEASE

A new full repairing and insuring contracted out lease, for a term of years to be agreed.

## RENTAL

**£98,000 pax (£4.50 sq ft)**

## VAT

We understand the rent is not subject to VAT. The position regarding VAT is always reserved.

## LEGAL FEES

The tenants to be responsible for the landlords' abortive legal costs. Otherwise, each party to bear their own legal costs incurred in the transaction.

## BUILDINGS INSURANCE

The landlords insure the buildings and reclaim the insurance premium annually in advance by way of additional rental.

## BUSINESS RATES

The Valuation Office Agency has the premises assessed as follows:

Rateable Value (2023)  
£68,000 (warehouse and premises)

Applicants are advised to make their own enquiries with the Valuation Office or Nottingham City Council. No warranty is given by the landlords or New West Ltd.

## PLANNING

The premises were formerly utilised for storage type uses and prior to that an indoor drone racing circuit. Planning Permission was granted 26 April 2017 (ref: 17/00417/PFUL3). This provided for a 2-year consent specific for drone racing. The premises could therefore suit alternative leisure uses, now part of E Class since 2020, subject to the appropriate Planning Consents being obtained.

Prior to that the premises were formerly a warehouse for furniture storage and distribution. More historically the premises had been utilised for many years as a warehouse and office supplies showroom.

Prior to that use as an indoor karting track and we understand the premises were originally constructed for a bus depot.

Neither New West Ltd nor the landlords offer any warranty as to the previous uses in terms of Planning/Building Regulations nor those consents that may be required for any proposed use.



Parties should contact Nottingham City Council Planning Department.  
Telephone number: 0115 915 5555.

### **ENERGY PERFORMANCE CERTIFICATE**

The premises have a commercial EPC Rating of C70 to 13.6.2034. Copies of full EPC and Recommendations Report available upon request.

### **MONEY LAUNDERING POLICY**

In accordance with Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser/tenant.

### **VIEWING**

Through the sole agents: **New West, 17 The Triangle, NG2 Business Park, Nottingham, NG2 1AE.** Telephone: 0115 986 3555.

**Contact: Philip Westin-Hardy 07771 754384**  
**[philip@newwest.co.uk](mailto:philip@newwest.co.uk)**

**PNW/1754/9.24**







# Energy performance certificate (EPC)

1 Iremonger Road  
NOTTINGHAM  
NG2 3BL

Energy rating

**C**

Valid until: 13 June 2034

Certificate number: 6445-3631-7921-3425-6273

Property type

General Industrial and Special Industrial Groups

Total floor area

2,135 square metres

## Rules on letting this property

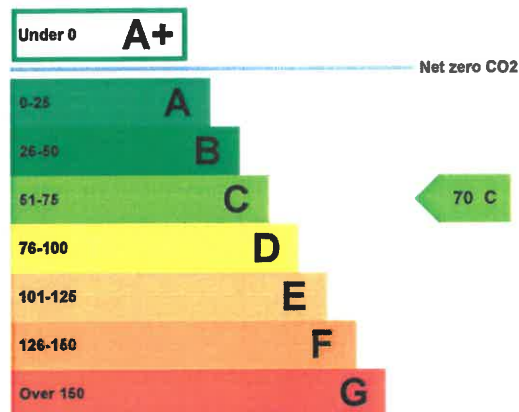
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



## How this property compares to others

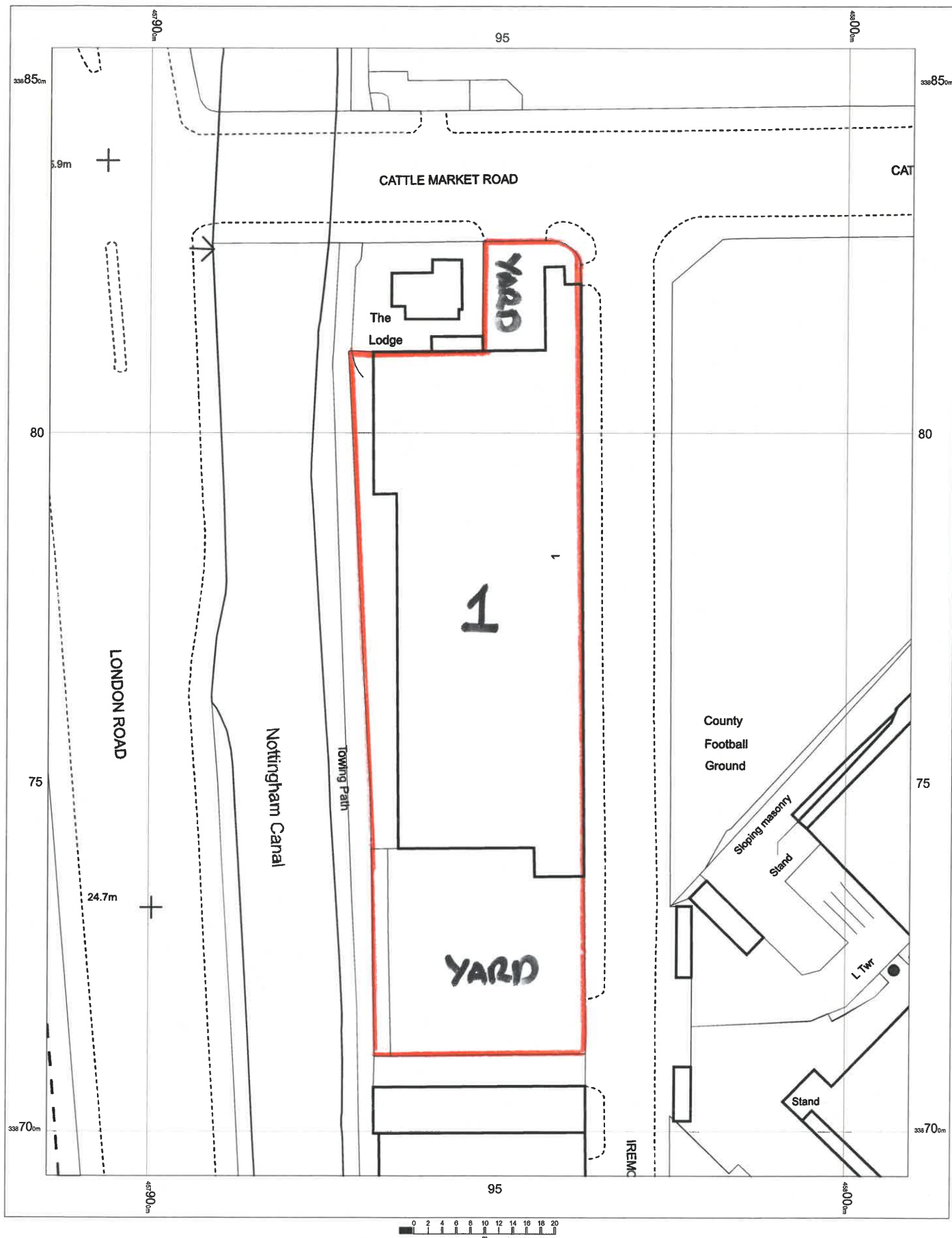
Properties similar to this one could have ratings:

If newly built

17 A

If typical of the existing stock

69 C



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OS MasterMap 1250/2500/10000 scale  
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