

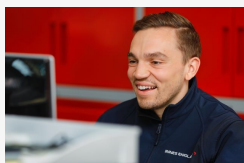


**Units 1 & 2, Teal Park, Cyan Close, Stoke Bardolph, Nottingham,
Nottinghamshire NG14 5JX**

Grade A Industrial Units

- ▶ **GIA: from 9,184 - 19,350 sq ft**
- ▶ **2 units available as a whole or separately both with c.9.52 - 10.81m clear internal height**
- ▶ **Substantial concrete surface yard for arctic turning and car park for 19 vehicles**
- ▶ **Easy access to J24/25 of M1 (10 miles) and A1 (18 miles)**

For enquiries and viewings please contact:



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Location

The property is situated on the established and popular Teal Park. With occupiers including Europcar, Harlow Timber Group and Park Logistics. The Park is situated at the intersection between Stoke Lane and Colwick Loop Road (A612) which forms the eastern gateway to Nottingham City Centre less than c.5 miles away from the property. The property also benefits from easy access to the £40 million Gedling Access Road which opened in 2022, allowing for greater connectivity to Northern conurbations of Nottingham. Colwick Loop Road also leads, in turn to the A46 providing direct access to both Lincoln and the M1 motorway. The property is well served by public transport links with Rivendell Academy bus stop being within a c.11 minute walk. The Park sits adjacent to the Aldi Supermarket the newly opened Popeyes and is also surrounded by several residential developments of Persimmon Homes, Charles Church and Avant Homes which are providing some 1,800 new houses. The popular Victoria Retail Park home to several established occupiers including Next, B&Q, Nandos and McDonalds is also within a c.5 minute drive.

Description

The property comprises two industrial/warehouse units that are opposite one another with a gated concrete surfaced yard situated in-between the two units. Both units have the following specification:

- c.9.52m minimum eaves height
- 35kN per m floor loading
- An electric roller shutter door per unit (c.3.87m x 4.78m)
- 3 Phase power / LED spotlights
- Office space, WC's and Kitchenette
- Unit 2 has a dedicated meeting room

The site benefits from a total of 19 marked car parking spaces within the yard. Unit 1 has 9 dedicated spaces, whilst Unit 2 has 10 dedicated spaces. There is also two bike racks situated within the yard.

Accommodation

	Sq M	Sq Ft
Unit 1	853.2	9,184
Unit 2	944.5	10,167
Total	1,797.6	19,350

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement Second Edition. All party's are advised to carry out their own measurements.

Planning

We understand the property benefits from planning consent for the following Uses: Use Class E (Commercial, Business and Services use), B2 (general industrial) , B8 (Storage & Distribution) (This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

Tenure

The units are available as a whole or individually, both by way of an assignment. Both leases expire in October 2032 and both include a Tenant only break clause in October 2027.

Alternatively, the landlord may consider a new lease on terms to be agreed between both parties. Further details available from the agent.

Business Rates

From enquiries of the Valuation Office Agency (VOA) website we understand the business rates are as follow:

Unit 1 - Rateable Value: £49,250
Rates Payable 2025/2026: c.£24,575 pa

Unit 2 - Rateable Value: £53,500
Rates Payable 2025/2026: c.£29,211 pa

(This information is given for guidance purposes only and prospective occupiers are advised to make their own enquiries with the VOA)

Rent

Unit 1: £84,052 per annum
Unit 2: £93,108.75 per annum
Whole: £177,160.75 per annum

VAT

VAT is applicable.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The two units have the following EPC assessments:

Unit 1: B(30)
Unit 2: B(30)

Viewings

Viewings are by appointment with Innes England.

Date Produced: 20-Oct-2025



