

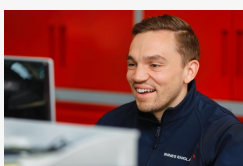


Abbeyfield Road, Nottingham, Nottinghamshire NG7 2SZ

New Build Industrial/Warehouse

- ▶ **GIA: c.5,500 - 9,318 sq ft**
- ▶ **Target Completion Q1 2026**
- ▶ **Grade A Specification With Ample Yard Area**
- ▶ **Prominently Located Overlooking The Clifton Boulevard (A52) With Nearby Occupiers Including Audi, BMW & Ferrari**

For enquiries and viewings please contact:



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Location

Bbeyfield Road runs adjacent to Clifton Boulevard, Nottingham's outer ring road which in turn provides access to junctions 24, 25 and 26 of the M1 motorway. The property benefits from a prominent frontage with a high volume of passing traffic, in an established commercial location approximately 1.5 miles from Nottingham City Centre.

The property also benefits from excellent public transport links, with several bus routes being within easy walking distance providing a regular service to the City Centre and local area, together with Nottingham train station which is approx. 1 mile away. The area itself is a hub for business activity, with a cinema and leisure facilities, and multiple restaurant chains nearby. Other notable occupiers nearby include Boots, Kier, RH Freight and Aston Martin.

Description

The property will comprise a modern semi detached industrial/warehouse unit of steel portal frame construction with metal sheet cladding elevations set beneath a metal sheet roof and will be ready for occupation from Q1 2026. Internally, the property will offer open plan warehouse accommodation along with ancillary offices as well as a staff kitchenette. The unit will have a minimum eaves height of 9 meters and benefit from 3 phase power supply along two roller shutter doors one with a concrete hard standing ramp.

Externally, the unit will have a dedicated forecourt area with ample circulation space for arctics, and will consist of concrete hard standing there will also be allocated space designated parking. The site will be secured by a palisade fence with 24 hour access through dedicated entrance, with potential to create and additional entrance.

Accommodation

	Sq M	Sq Ft
Maximum size	865.6	9,318
Minimum size	511	5,500
Total	865.6	9,318

Above floor areas are indicative based on the proposed plans for the scheme. Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement Second Edition. All parties are to rely on their own measurements.

Planning

We understand the property has consent for Use Class B2 and B8 under the Town & Country Planning (Use Classes) Order 1987 and its subsequent amends.

(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority)

Tenure

The premises are to be let on a new lease for a term of years to be agreed.

Business Rates

The property is yet to be assessed, and indicative figure is available from the marketing agents upon request.

Rent

£10 psf

VAT

VAT is applicable.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

No EPC is available at present.

Viewings

Viewings are by appointment with Innes England.

Date Produced: 18-Jun-2026

