

37 Wigman Road | Bilborough | Nottingham | NG8 4PA

Prominent detached warehouse on securely fenced and gated site

3,992m²
(42,947ft²)

- Extensive warehouse and two storey office/ancillary
- Set on a securely fenced and gated site of circa 2.02 acres
- 4 level access loading doors
- Secure loading yard and separate car park to the front elevation
- Prominent main road setting
- Rare opportunity for upgrade and refurbishment
- Loading canopy



FOR SALE



Location



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Video



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Location

Forming part of the Glaisdale Drive Industrial Estate, the building sits within moments of Nottingham's ring road, providing quick access to Junction 26 of the M1 motorway and Nottingham City Centre in a highly accessible location.

The Property

The property offers a rare opportunity to purchase the long leasehold interest in a prominently positioned warehouse with ancillary offices set on an oversized site which is securely fenced and gated on the popular Glaisdale Drive Industrial Estate.

In need of some upgrade and improvement, this is a chance to purchase substantial premises in an excellent location.

Specification

The property has the following specification:

- ◆ Securely fenced and gated site
- ◆ Two storey office/ancillary
- ◆ 4 level access loading doors
- ◆ Fenced delivery yard
- ◆ Separate car park
- ◆ Heating and lighting to the warehouse plus sprinkler system





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Floor Areas

From measurements taken on site, we calculate the property has the following Gross Internal Area (GIA):

Floor	m ²	ft ²
Warehouse	3,485	37,512
Office / ancillary	505	5,435
Total GIA	3,992	42,947

On a site of circa **2.02 acres**.

(This information is given for guidance purposes only.)

Business Rates

From investigations on the Valuation Office Agency (VOA) website, we understand the following:-

Rateable Value: £96,000

Rates Payable: £53,280

(This information is given for guidance purposes only and interested parties are advised to make their own enquiries to the Local Authority/VOA.)

EPC

A copy of the EPC is available upon request.





Location



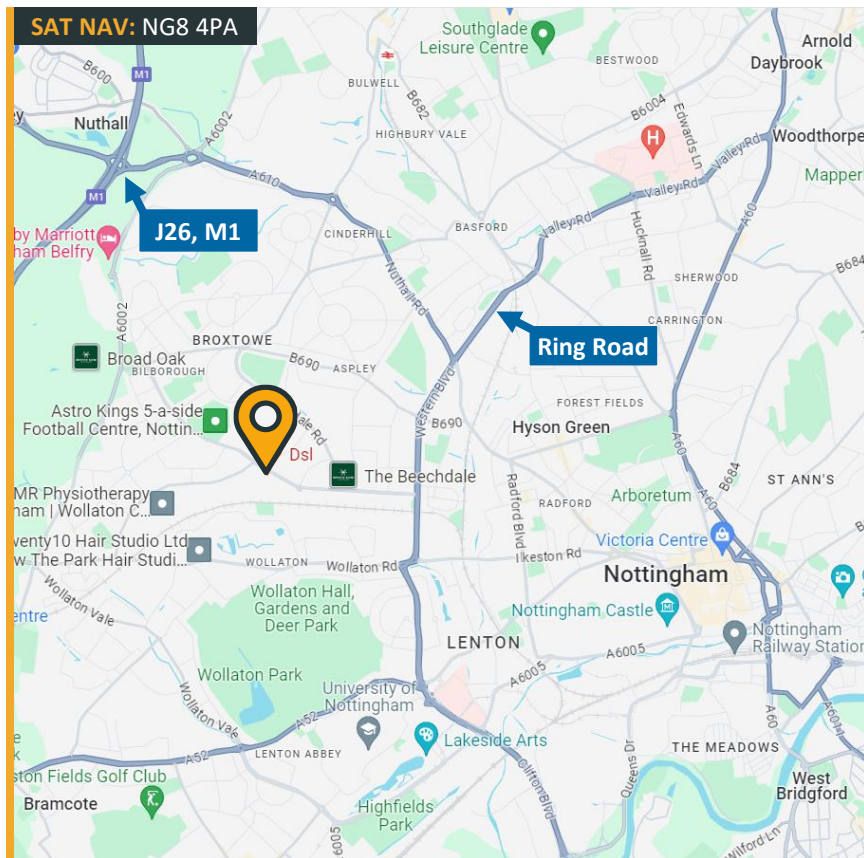
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Price

The long leasehold interest of the property is available to purchase at offers over:

£1,900,000

(One million nine hundred thousand pounds)

A copy of the ground lease is available which is for a term of 125 years from 25th March 1986 at a peppercorn rent.

VAT

VAT will be payable upon the purchase price due.

Further Information

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

Tim Gilbertson

07887 787 893

tim@fhp.co.uk

Jamie Gilbertson

07747 665 941

jamie.gilbertson@fhp.co.uk

Guy Mills

07903 521 781

guy.mills@fhp.co.uk



Fisher Hargreaves Proctor Ltd.

10 Oxford Street
Nottingham, NG1 5BG

fhp.co.uk