

Good quality end-terraced industrial/warehouse unit in an established industrial location

981m²
(10,559ft²)

- Securely fenced and gated yard with ample parking
- Situated on an established industrial estate with a strong tenant mix including Hunter Douglas, Royal Mail, amongst others
- Clear span storage/production space
- Two storey offices and ancillary space to the front elevation
- Approximately 2 miles from Junction 26 of the M1 motorway
- Excellent road links to the UK motorway network



TO LET



Location



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Location

Glaisdale Point leads off Glaisdale Drive, an established warehouse and industrial location on the fringe of Nottingham City Centre, approx. 3 miles. Located 2 miles from J6 of the M1 Motorway and 4 miles from J25, providing direct links to major cities and access to the wider motorway network. It has good connection to Nottingham's ring road and good levels of nearby transport connectivity.

Description

The unit consists of an end terrace warehouse premises on a site offering good level loading facilities and ample parking. The specification of the building includes:

Warehouse

- Strip lighting
- Eaves height of approx. 7.09 metres
- Full height level loading access door
- Concrete flooring
- Clear span space
- 10% translucent roof lights

Ground & First Floor Offices

- LED lighting throughout
- Carpet tiles, WC and kitchenette facilities
- Comfort cooling

Externally

- Generous level of on-site parking and excellent delivery access on a securely fenced and gated site.





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Floor Areas

From measurements undertaken on site, the property provides the following approximate Gross Internal Area (GIA):

981m² (10,559ft²)

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

Business Rates

The business rates are to be reassessed upon occupation.

Energy Performance Certificate

The property has an EPC rating of **C-61**.

Service Charge

A service charge will be payable towards upkeep and maintenance of the common areas. Guide figures are available from the agent.

Planning

The unit will benefit from planning for Use Classes E (G) B1, B2 (Light Industrial) and B8 (Storage and Distribution).

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries of Bolsover District Council)





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Drone Photography





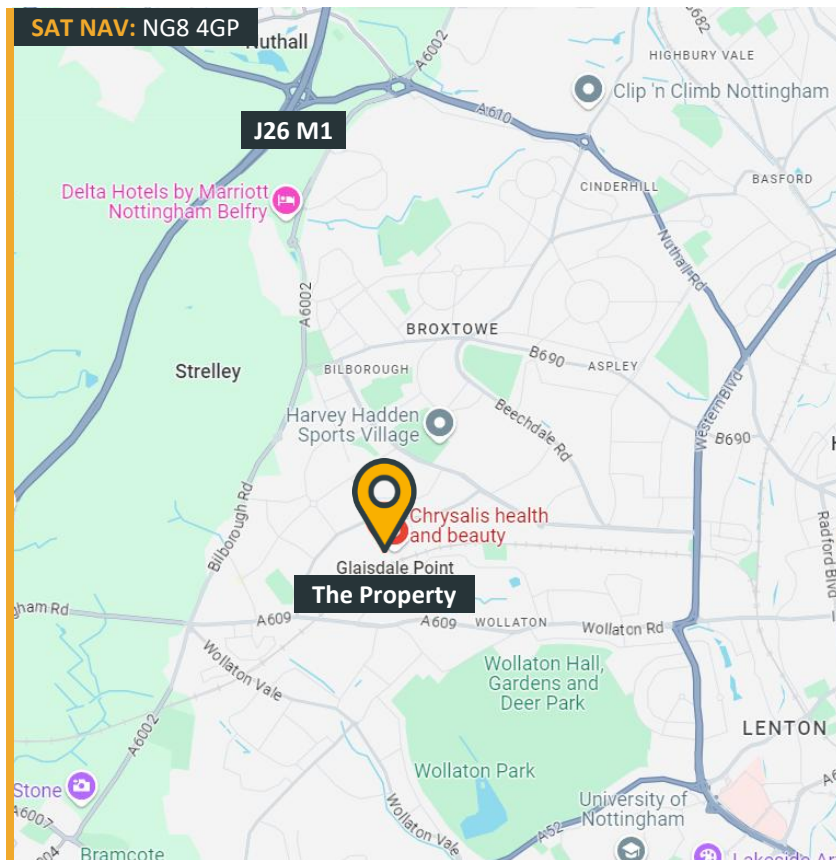
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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.

Lease Terms and Rent

A new lease is available for a term of years to be agreed.

Quoting terms are available upon request from the agents.

VAT

VAT is applicable to the rent and service charge due at the standard rate.

Further Information

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

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