

Unit 3, Swinstead Close | Wigman Road | Bilborough | Nottingham | NG8 3JG

Industrial unit with internal offices and secure yard in a prime industrial location

449 sq m
(4,834 sq ft)

- Clear span warehouse space
- Minimum eaves height of 4.6 metres
- Ideal for manufacturing, production or storage use
- Full height roller shutter doors
- First floor office accommodation
- Self contained front and side yard

To be refurbished
by the landlord



TO LET



Location



Gallery



Video



Contact



Location

The property is located on the popular Swinstead Close Industrial Estate approximately 2.5 miles (4.02 km) from Nottingham City Centre and adjacent to the Glaisdale Drive Industrial area on the edge of Nottingham.

J26 of the M1 Motorway is approximately 6 miles (9.65 km) to the west via the A52 and A6002 and the location provides easy transport links with excellent access to Nottingham's outer ring road and national motorway network.

Description

The specification of the unit includes:

Warehouse

- Open plan warehouse space
- Full height roller shutter doors
- 4.6 metre eaves
- Concrete slab
- Translucent roof lights
- Lighting
- 3 Phase power
- Single glazed windows offering lots of natural light

Offices

- Fully fitted first floor office space
- Reception area
- Decorated and carpeted throughout
- Lighting/trunking throughout





Landlord Works

- New roof for warehouse and office
- New office windows
- Car charging port
- Full redecoration inside and outside
- Repairs and replacement to yard area externals
- New LED lighting throughout
- New WC's and sanitaryware
- Air conditioning for offices
- New carpets to offices areas

Floor Area

From measurement taken on site we calculate the following:

Description	M ²	Ft ²
Warehouse/Industrial Unit	376.7	4,056
First Floor Offices	72.3	778
Total	449.0	4,834

(This information is given for guidance purposes only)

Rent

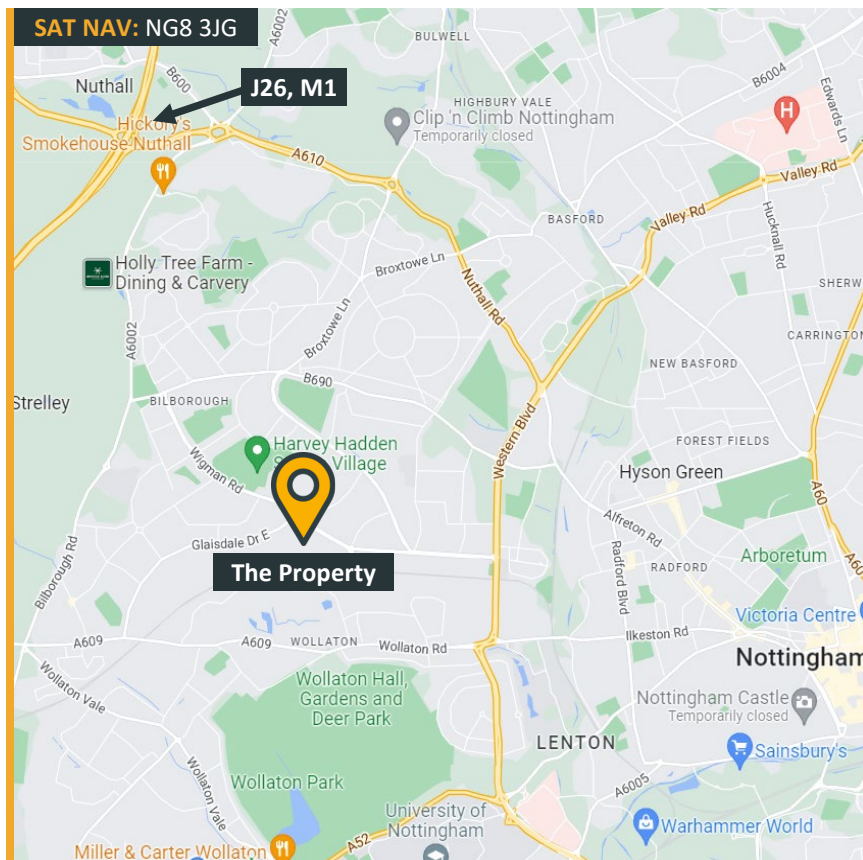
The property is available on a new lease and we are quoting a rent of:

£42,000 per annum
(Forty two thousand pounds)

EPC

The EPC rating for the unit is E-125.





Service Charge & Insurance

No service charge is applicable to the estate. The insurance premium is available from the agents on request.

Rateable Value

Rateable Value from 1 April 2026: **£21,750**

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

VAT

VAT applies to rent and other payments due under the lease.

Further Information

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

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or contact our joint agents CPP on 0115 8966611



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16/02/2026

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