

31 Glaisdale Drive East | Nottingham | NG8 4GU

## Cost effective good value detached warehouse/industrial/manufacturing/ storage unit with offices in established industrial location

2,463.4m<sup>2</sup>  
(26,515ft<sup>2</sup>)

- Road facing location in prominent industrial location
- Warehousing plus stores with attractive two storey office block to the front elevation
- Car parking/loading to the front, side and rear
- Securely fenced and gated site
- Excellent links to the motorway network
- Strong tenant mix including Hunter Douglas, Royal Mail and Screwfix
- Available from November 2026

Competitive  
Rents



TO LET



Location



Gallery



Video



Contact



## Location

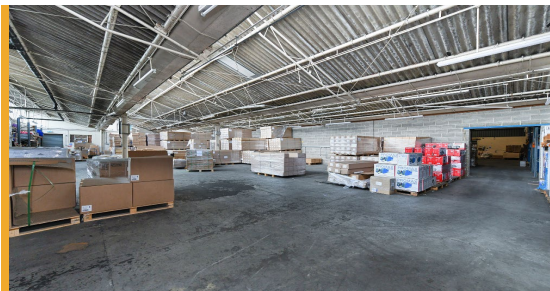
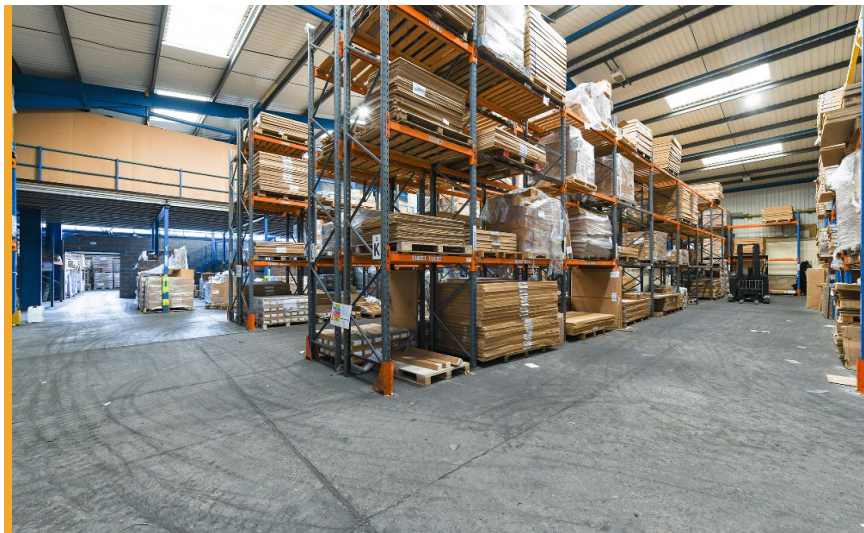
The property is prominently located on Glaisdale Drive East which is located approximately 2.5 miles west of Nottingham City Centre. The property is approximately 2 miles from J26 and 4 miles from J25 of the M1 Motorway, providing direct links to major cities and access to the wider motorway network. The area has good connection to Nottingham's Ring Road and good levels of nearby transport connectivity.

## Floor Areas

From measurements taken on site we calculate the Gross Internal Area to be:

**2,463.4m<sup>2</sup> (26,515ft<sup>2</sup>)**

(This information is given for guidance purposes only)







## Description

Detached property with two storey offices to the front elevation leading into warehouse/production space. The general specification of the building includes:

### Warehouse

- Solid concrete floors
- Clear span production/storage area
- Mixture of concertina and roller shutter doors
- Varying eaves heights between
- 3 Phase power
- Lighting throughout
- Mezzanines
- Workshop/stores
- Fenced and secure
- Yard/external storage to the rear

### Offices

- Carpet tiles
- Suspended ceiling
- Lighting throughout
- Set over two floors
- Attractive stairwell/reception area
- Potential for showroom
- Board room facilities
- WC and kitchen
- Mixture of cellular and open plan offices

## Rent

Competitive rents are available – rent on application.

## Business Rates

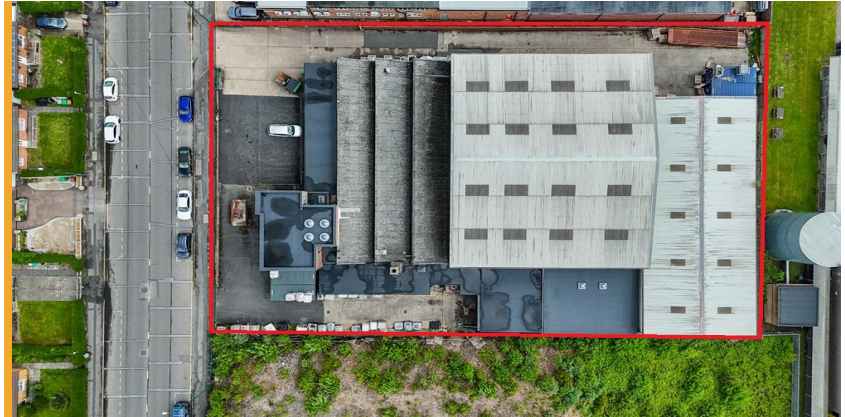
From enquiries of the VOA we understand the following:

**Rateable Value from April 2026:      £90,500**

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

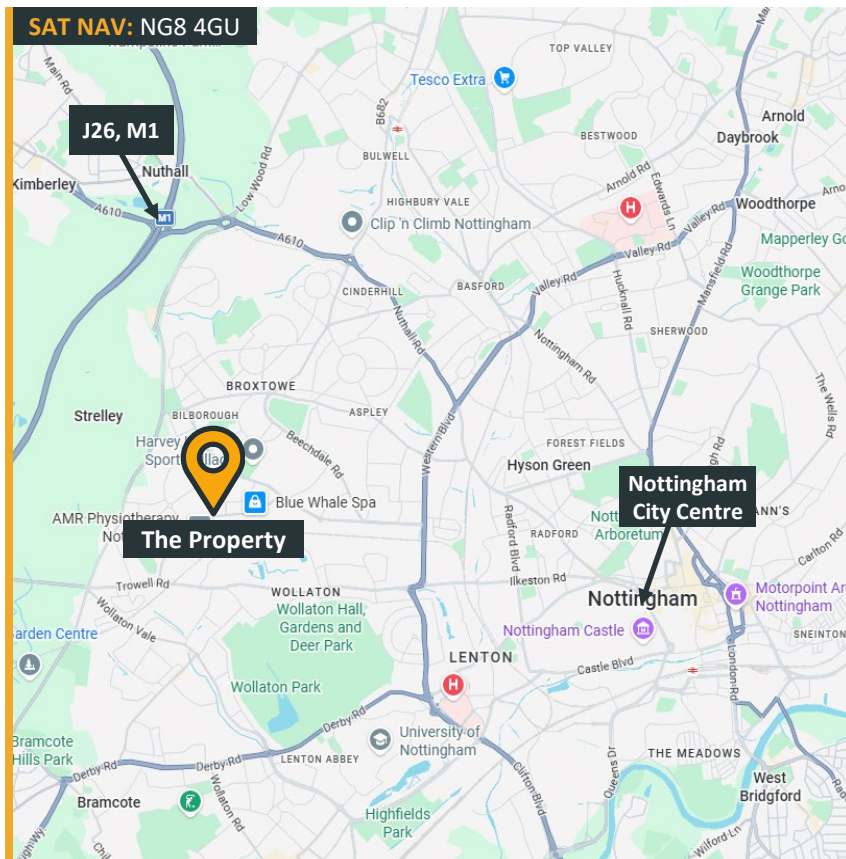
## EPC

The EPC rating is available via the agent.









## VAT

VAT will be applicable to the rent due at the standard rate.

## Anti Money Laundering Legislation

FHP will be required by law to undertake identity checks and provide confirmation of the purchaser/tenant's entity in parallel with financial terms being agreed.

## Further Information

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

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01/07/2026

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