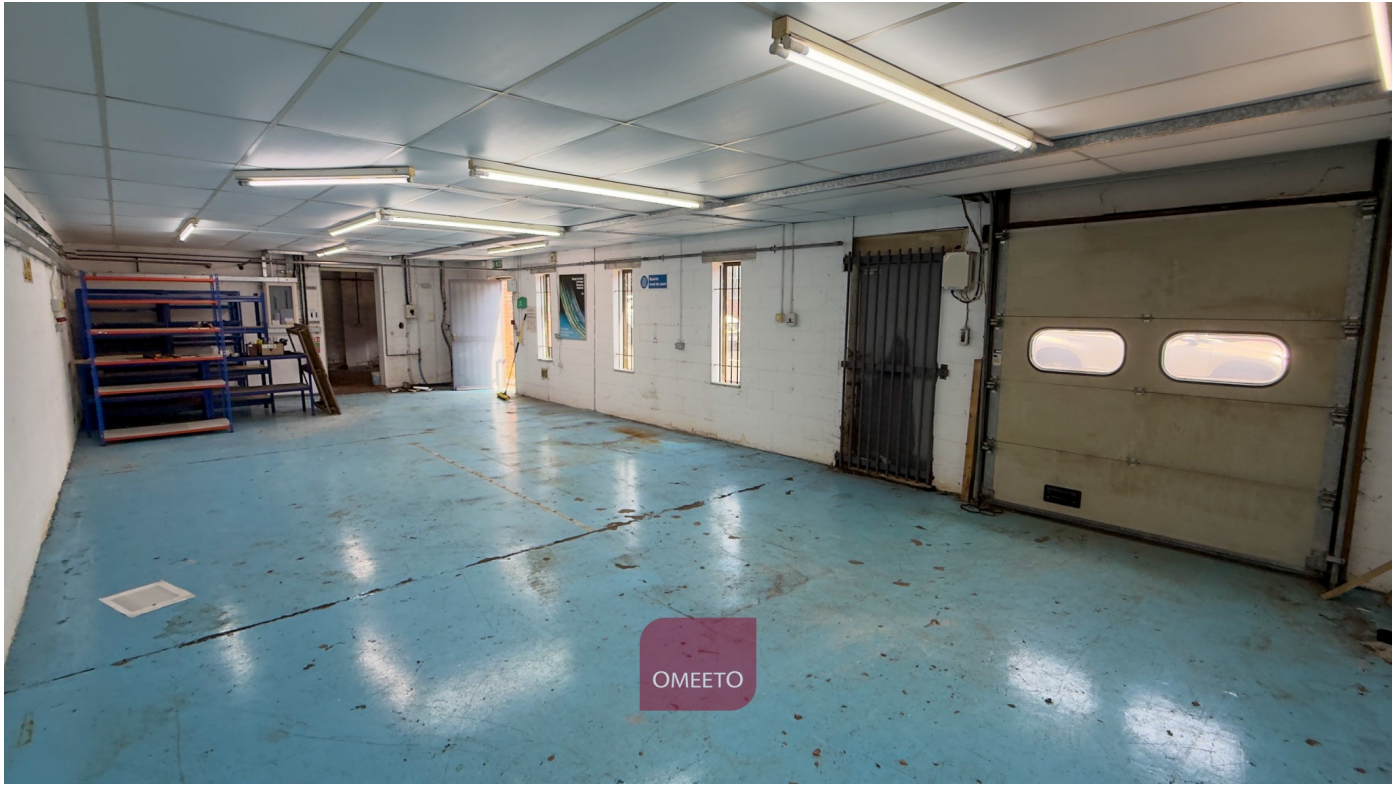


WAREHOUSE, TO LET

UNITS 1A&B , 21 GLAISDALE DRIVE EAST

Nottingham, NG8 4JJ



KEY FEATURES

- Rent: £15,600 per annum
- 1,121 Sq Ft (104.14 Sq M)
- On the Glaisdale Drive industrial estate
- Owners will accept clean motor trade
- Eaves height of approximately 3m
- Three phase electric
- Two up and over doors
- Can be split

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LOCATION

Glaisdale Drive is an estate in Bilborough, it is an established industrial and commercial area approximately 4.3 mile drive west of Nottingham City Centre and a 13.5 mile drive east of Derby City Centre making it accessible to the two major cities.

The property benefits from excellent road connectivity, with the A610 providing direct access to Junction 26 of the M1 motorway, 3.4 miles away (approximately 10 minutes), offering convenient links to the wider motorway network.

Situated directly off Glaisdale Drive East, the property situated in a well-established industrial location that is home to a range of local and national businesses, providing an attractive and well-connected trading environment. Nearby occupiers include Hopwells and Screwfix

DESCRIPTION

DRAFT DETAILS The warehouse comprises a detached, single-storey unit measuring approximately 17.7m x 5.85m, with an eaves height of approximately 3m.

Access is provided via two up-and-over loading doors, measuring approximately 1.99m wide x 2.65m high and 2.00m wide x 2.15m high respectively, allowing for convenient loading and operational flexibility.

The unit benefits from a dedicated forecourt providing on-site parking and loading facilities. Internally, the accommodation includes a sink, making it suitable for a variety of industrial, storage or workshop uses.

May be split

ACCOMMODATION

The accommodation has been measured on a Gross Internal Area (GIA) in accordance with the RICS Code of Measuring practice.

FLOOR	Sq Ft	Sq M
1a	278	25.83
1b	843	78.31
TOTAL	1,121	104.14

PLANNING

Designated for industrial and storage use, historically falling under B8 (Storage or Distribution) and B2 (General Industrial). The workshop to let may also be suitable for Class E (Commercial business and service). All parties should confirm the planning position with the relevant Local Authority.

SERVICES

Mains services, to include three-phase electric, water with the exception of gas are connected to the property. The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations. Cost of utilities will be recharged based on submeter readings.

RATING

The property is to be separately assessed for rating purposes

SERVICE CHARGE

Buildings insurance is charged at £50 per month. A Service Charge per month is payable for the running, maintenance and up keep of the shared external areas.

The current service charge budget is £50 per month.

TENURE

Industrial units to let are available on a standard estate lease for a minimum term of 3 years. Longer lease terms can be considered.

RENT

The premises is available to rent for £15,600 per annum.

VAT

All figures are quoted exclusive of VAT, we are advised the property is registered for not VAT. The landlord reserves the right to charge VAT, if the property is elected at a later date.

EPC

B(44)

VIEWING

Please contact us or visit www.omeeto.co.uk for full details. Physical viewings with proceedable parties can be arranged on request by contacting OMEETO. The Agents do not take any responsibility for any loss or injury caused whilst carrying out a site visit.

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ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

PAPER COPYING LICENCE

100062569

PARTICULARS UPDATED

07-Aug-2026

NOTE

Plans, maps drawings are not to scale.

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Please check our website for a suite of photos, video's and virtual tour. Users can also access our data room for various property documents.



CONTACT

Work Experience

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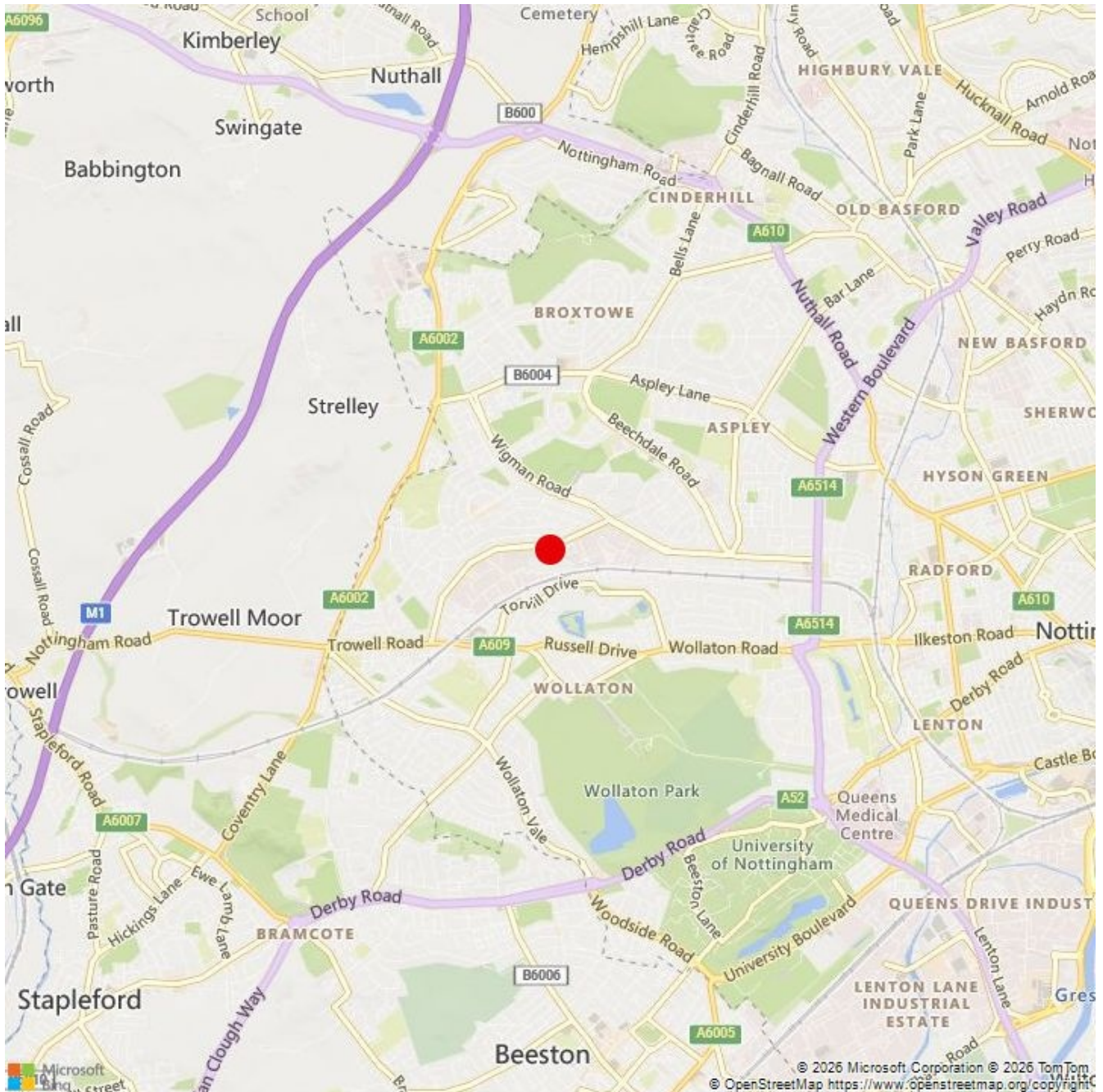
IMPORTANT NOTICE

1) Omeeto are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made by word of mouth or in writing.
2) These particulars do not form part of any offer or contract and "information" must not be relied upon as statements, representations or facts.

3) All measurements, areas and distances are approximate and for guidance. All descriptions, conditions, permission for use and occupations should not be relied upon and it should not be assumed that the property has all necessary planning, building regulation or other consents. Services, equipment and facilities etc have not been tested. Any interested party must satisfy themselves on these matters by inspection, independent advice or otherwise.
4) Photos, video's, virtual tours etc show only certain parts of the property as they appeared at the time of inspection.

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