

WORKSHOP , TO LET

UNIT 2 , 21 GLAISDALE DRIVE EAST

Nottingham, NG8 4JJ



KEY FEATURES

- Rent: £12,500 per annum
- 1,270 Sq Ft (117.98 Sq M)
- Workshop with vehicle access
- Up and over door (2m W x 2.65m H)
- Shared yard for parking & loading
- Located directly off Glaisdale Drive East
- 3miles from J26 M1

OMEETO NOTTINGHAMSHIRE

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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 is situated 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 Workshop with parking & loading. 3miles from J26 M1. The unit comprises two connecting workspaces and benefits from an up and over door (2m W x 2.65m H), 3-Phase electric and 3m eaves. Suitable for storage and light industrial uses.

Externally, there is a shared yard for parking and loading.

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
Raised area	433	40.23
Workshop	837	77.76
TOTAL	1,270	117.98

PLANNING

Designated for industrial and storage use, historically used falling under B2 (general industrial) and B8 (storage and distribution). 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, including 3-Phase electric, 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.

RATING

The property is to be separately assessed for rating purposes.

SERVICE CHARGE

Buildings insurance is charged at £50 per month. A service charge 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 lease for a minimum of 3 years Longer lease terms can be considered.

RENT

The premises is available to rent for £12,500 per annum.

VAT

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

EPC

E(121)

VIEWING

Please contact us or visit www.omeeto.co.uk for full details and a virtual tour. Physical viewings with pre-qualified parties can be arranged on request by contacting our commercial property agents. OMEETO 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

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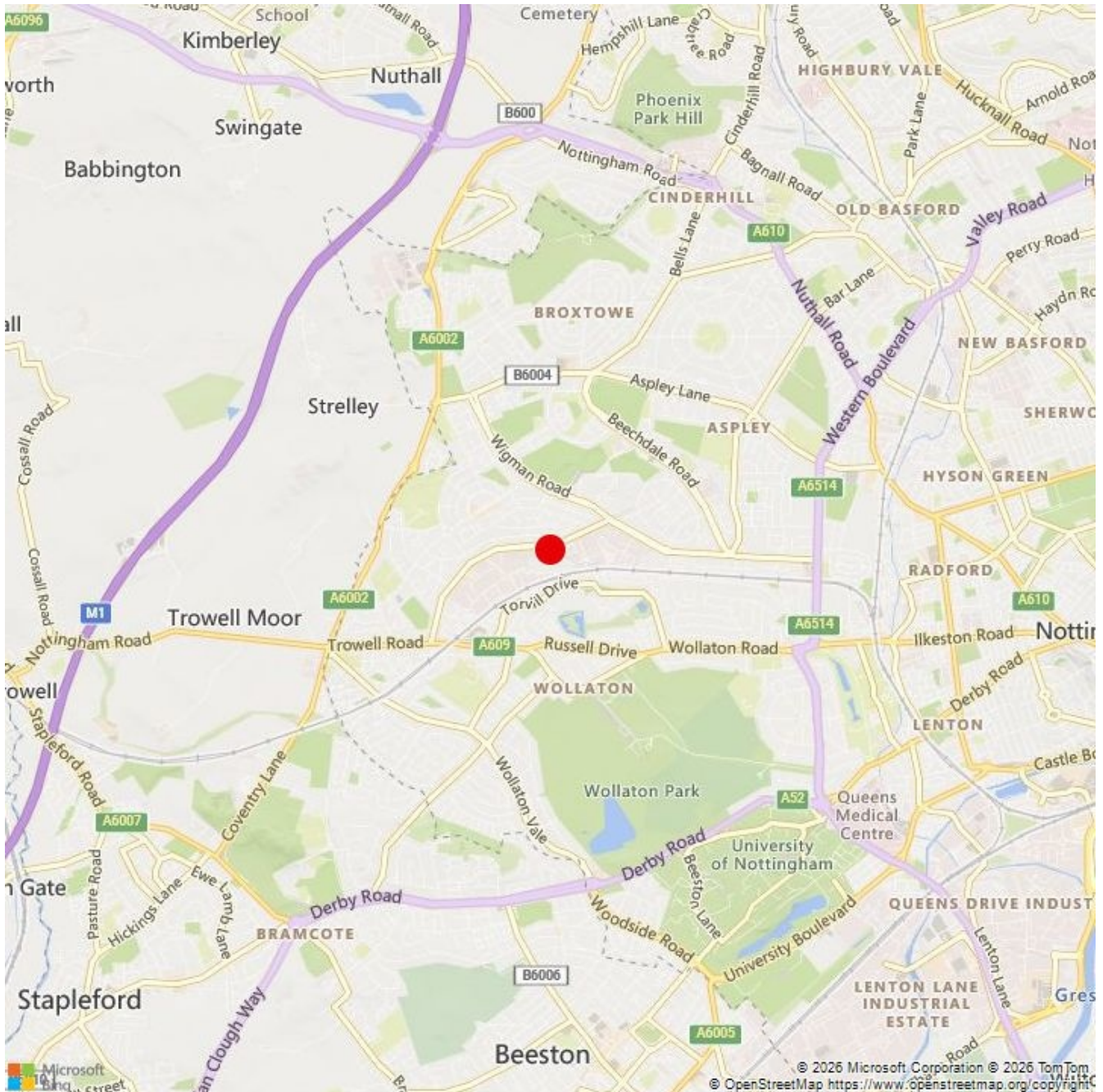
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IMPORTANT NOTICE

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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