

INDUSTRIAL , TO LET

UNIT 3B, 21 GLAISDALE DRIVE EAST

Nottingham, NG8 4JJ



KEY FEATURES

- Rent: £25,500 per annum
- 3,910 Sq Ft (363.24 Sq M)
- Part of larger 7000 sqft unit with road frontage
- Owners will consider clean motor trade
- Eaves height of 5.6m
- Two roller shutter doors 4.2m (W) x 4.9m (H)
- Parking and loading facilities
- On the Glaisdale Drive industrial estate

OMEETO NOTTINGHAMSHIRE

0115 784 4993
nottinghamshire@omeeto.co.uk

omeeto.co.uk

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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 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, Screwfix and Hillaries blinds. .

DESCRIPTION

DRAFT DETAILS Industrial Unit with 5.6m Eaves and two roller shutter doors measuring 4.2m (W) x 4.9m (H). With good parking & loading facilities.

Suitable for warehouse, storage, industrial, trade counter and workshop uses.

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
Main warehouse	3,565	331.19
Store	345	32.05
TOTAL	3,910	363.24

PLANNING

Designated for industrial and storage use, historically falling under B2 (General Industrial) and B8 (Storage or 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, to include three-phase electric with the exception of gas are connected to the property. Electricity will be submerted. 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

Building Insurance is charged at £200 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 £200 per month.

TENURE

Industrial unit to let by way of a standard estate lease for a minimum term of 3 years. Longer lease terms can be considered. The units for rent are available together or separately.

RENT

The premises is available to rent for £25,500 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

B(50)

VIEWING

Please contact us or visit www.omeeto.co.uk for full details and a virtual tour. Physical viewings with proceedable 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

Work Experience

01332840328

derbyshire@omeeto.co.uk

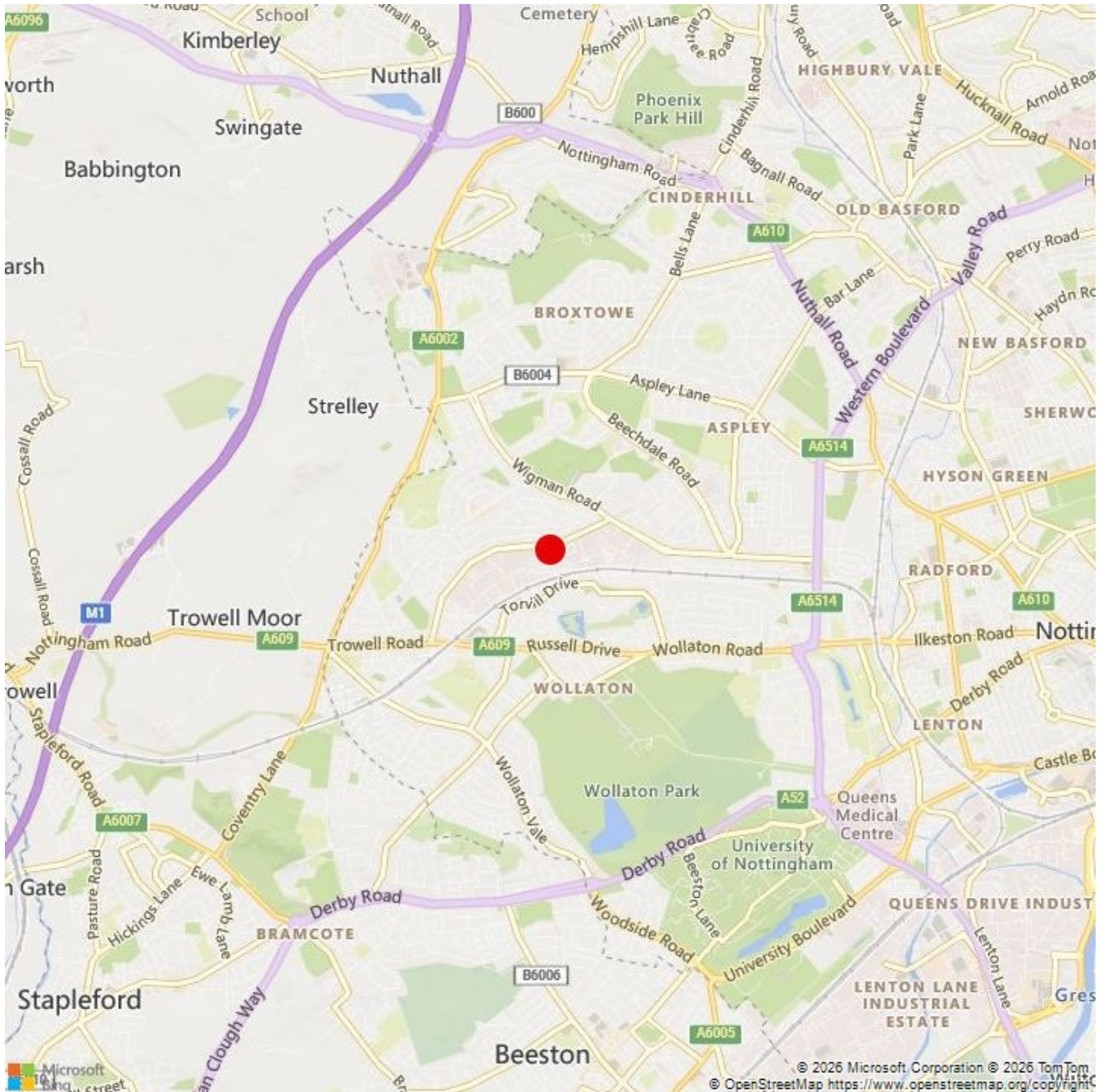
IMPORTANT NOTICE

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.

The OMEETO logo, consisting of the word "OMEETO" in white, uppercase letters, set against a dark red, rounded rectangular background.

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