

THE VAULT , NOTTINGHAM ROAD

Chilwell, Nottingham, NG9 6DP



KEY FEATURES

- Rent: £13,700 - £30,000 per annum
- 911 - 4,284 Sq Ft (84.63 - 397.98 Sq M)
- 3 newly converted workshops
- Each unit will be self contained with sink and WC
- Each unit has a roller shutter
- Available from November 2026
- 3.5 miles from M1 Junction 25
- Approx. 2.85 m to 3 m eaves

OMEETO NOTTINGHAMSHIRE

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TO LET - INDUSTRIAL UNITS

LOCATION

Chilwell is a popular suburban area in the Borough of Broxtowe in Nottinghamshire. It lies on the west side of Beeston and is approximately 4 miles (6.4 km) south-west of Nottingham city centre and 11 miles (17.7 km) east of Derby.

SSN House is located off Nottingham Road (A6005), within an established commercial and trade area encompassing Nottingham Road and Eldon Road Industrial Estate. The industrial units for rent are accessed via a private drive between Basfords and Highway Garage.

Other occupiers in the area include DSM Industrial Engineering, Long Eaton Building Plastics and EvoEnergy. Chilwell Retail Park is approximately 0.3 miles (0.5 km) from the workshops to rent, with Halfords, M&S Food, Greggs and Costa.

The units are superbly positioned, with the A52 at Bardills Roundabout approximately 2 miles (3.2 km) away. M1 Junction 25 is approximately 3.5 miles (5.6 km) away, providing good commuter and transport access to the wider motorway network.

DESCRIPTION

Three newly converted units, available together or separately. Each has its own level-access roller shutter door and shared access to a fenced and gated yard for parking. 2.85m to 3m eaves.

The units will be fitted with LED lighting and a fire alarm and will have access to shared kitchen and WC facilities.

ACCOMMODATION

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

FLOOR	Sq Ft	Sq M
Unit 1	1,375	127.74
Unit 2	911	84.63
Unit 3	1,998	185.61
TOTAL	4,284	397.98

PLANNING

We understand that the property has most recently been used for purposes falling within Class E (Commercial, Business and Service) and Class B8 (Storage or Distribution) of the Town and Country Planning (Use Classes) Order 1987 (as amended). Interested parties should confirm with Broxtowe Borough Council that their proposed use is permitted.

SERVICES

All mains services except gas are connected to the property. The wider building benefits from three-phase electricity with a stated provision of 210 kVA. The individual units will be sub-metered for electricity, with the costs recharged to the tenants based on usage and a fair proportion of any standing charges. The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations.

RATING

The property is currently listed as a Workshop and premises on VOA.gov.uk. Following the subdivision, the units may require separate assessments, but it is anticipated that the new assessments will fall within the threshold for small business rates. If payable, tenants are responsible for business rates charges. Interested parties should confirm their liabilities with the Valuation Office and Broxtowe Borough Council.

Rateable Value: £42,000

Rates Payable: £18,144

SERVICE CHARGE

A service charge is payable towards the building insurance and the running, maintenance and upkeep of the building structure and common, shared and external areas.

The current service charge budget is £0.50 per Sq Ft.

TENURE

The units are available for rent separately or together directly from the landlord on standard estate leases for a minimum term of 12 months.

RENT

The premises is available to rent for £13,700 - £30,000 per annum.

VAT

All figures are quoted exclusive of VAT. We are advised that the property is registered for VAT, which is applicable at the prevailing rate.

EPC

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ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

PAPER COPYING LICENCE

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PARTICULARS UPDATED

25-Sep-2026

NOTE

Plans, maps drawings are not to scale.

OMEETO

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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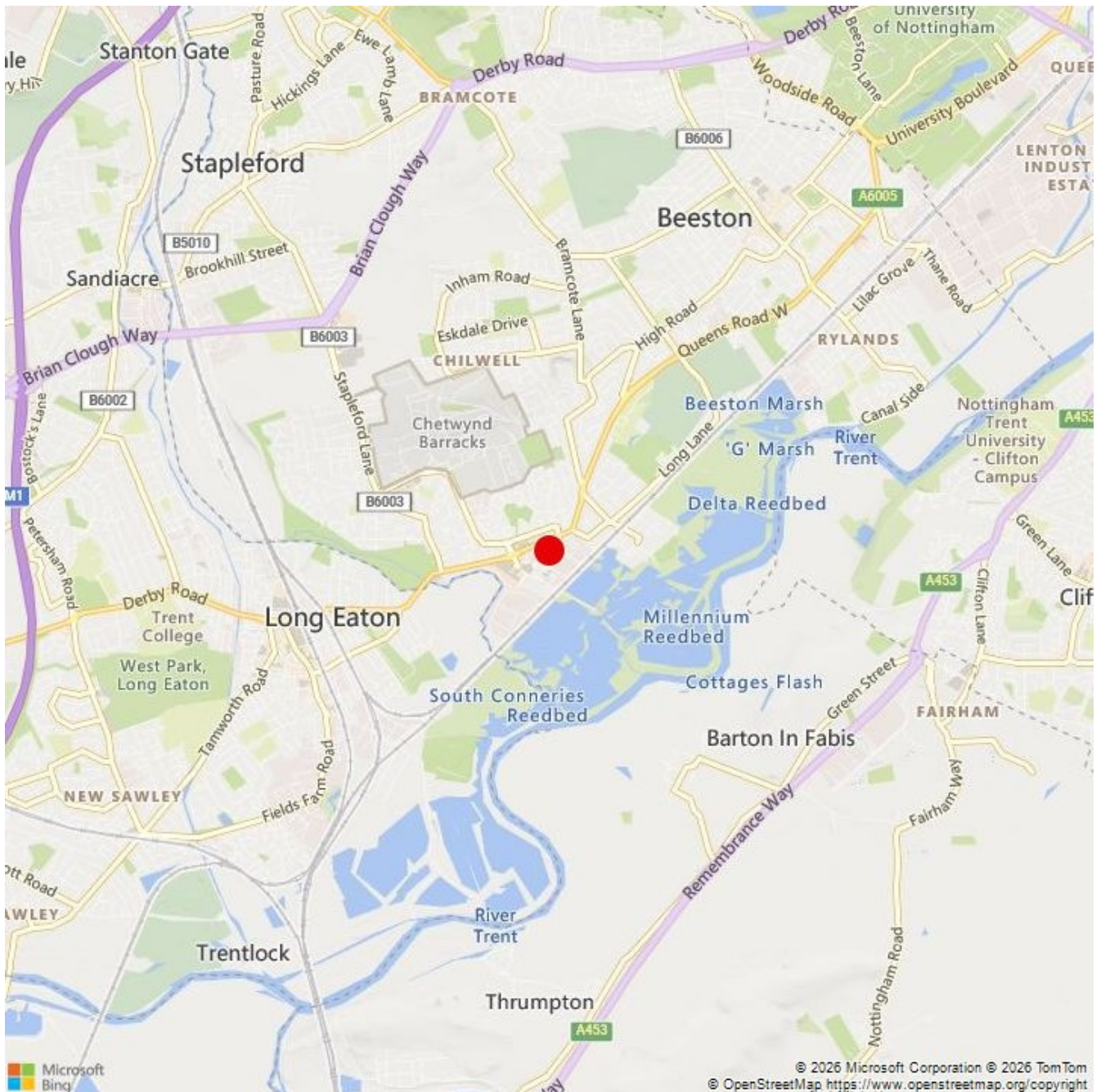
IMPORTANT NOTICE

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 is displayed in white capital letters on a dark red background with rounded corners.

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