

**UNIT 2 WINGATE CLOSE
GLAISDALE DRIVE NOTTINGHAM NG8 4LP
REFURBISHED INDUSTRIAL PREMISES
FOR SALE/TO LET**



- **Refurbished industrial/warehouse unit with offices**
- **511.94 sq m (5,511 sq ft)**
- **Clear span accommodation**
- **Secure site**
- **Excellent access to Junction 26 of the M1 Motorway**

LOCATION

The property is located towards the end of Wingate Close within the popular Glaisdale Drive industrial area. Glaisdale Drive is located in Bilborough and provides excellent access to Junctions 25 & 26 of the M1 motorway, with convenient access into Nottingham city centre.

Immediate occupiers are of an industrial/warehousing nature. However, there is a large residential population in the surrounding areas providing a ready labour supply.

Glaisdale Drive has excellent transportation links with numerous bus routes serving the area

DESCRIPTION

The property comprises a steel portal frame with brick/blockwork elevations beneath a pitched roof with glazed A-peaks providing excellent natural light into the unit.

Internally the clear span warehouse has an internal eaves height of 4.3m and benefits from sodium bay lighting, 3 phase power and a warm air blower. The open plan offices have been refurbished to a high standard benefiting from Category II lighting and perimeter trunking. In addition the unit has separate WCs and kitchenette facilities.

Externally there is parking for approximately 6 vehicles, with the property having a palisade fence creating a secure shared yard area.

ACCOMMODATION (All dimensions & areas referred to in these particulars are approximate)

Warehouse	449.06 m ²	(4,834 ft ²)
Office	62.88 m ²	(677 ft ²)
Total	511.94 m ²	(5,511 ft ²)

TENURE

The premises are available on a long leasehold basis (125 years commencing 13/7/2005), offered with full vacant possession. Alternatively the premises are available on lease on effective full repairing and insuring terms.

PRICE/RENT

Long leasehold - offers sought in region of **£225,000**. Alternatively a new lease for a term to be agreed at **£22,000 pa**.

VAT

The rent quoted is exclusive of Value Added Tax.



PLANNING

Verbal enquiries from Nottingham City Council indicate that the property has Use Class for B1 and B8 (light industrial and storage). Alternative uses may be permitted but prospective tenants are advised to make their own enquiries with Nottingham City Council on 0115 915 5555.

RATES

Rateable Value £16,000 per annum

(Source - Valuation Office website)

LEGAL COSTS

The ingoing tenant is to be responsible for both parties' legal costs incurred in the transaction together with any Stamp Duty and VAT.

VIEWING

By prior appointment with our clients' local joint agents:

Innes England, Commercial Property Consultants
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