



Industrial / Warehouse with Separate Offices

Darroch House, Greasley Street, Nottingham, NG6 8NH

To Let

- Comprising a total of 17,470 sq ft (1,623 sq m)
- Open span warehousing with 7.4m to eaves
- Three ground level loading roller shutter doors
- Two 5 tonne cranes
- Having versatile office block to the front of the premises
- Good sized yard to rear

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Location

The property is situated within the Bullwell area of Nottingham, to the North of the Town Centre, some 4.5 miles in distance.

Greasley Street is a relatively well established industrial location, with connects to the A610 Nottingham Ring Road, which then provides good connectivity to Junction 26 of the M1 Motorway, or Nottingham Town Centre within close proximity.

The location provides a good mix of local and regional occupiers.

Description

The property provides a semi-detached industrial premises, having interconnecting offices to the front and a secure gated yard and larger yard with external craneage to the rear.

Internally, the property provides warehousing having interlinked office block, providing a mixture of cellular offices to ground floor and some to first.

The warehouse provides open span accommodation, having 7.4m to eaves and two 5 tonne cranes, which have not be tested or serviced.

There are three ground floor roller shutter doors and WC block.

Access is then provided through to the office accommodation, providing reception area and a number of separate offices and stores.

Externally, there is a yard to the front of the premises, having double secure gates to Greasley Street and vehicular access to the rear of the premises, which provides a good sized yard with external craneage.

Accommodation

From the measurements taken on site, we understand the property provides the following Gross Internal Areas (GIA):

Description	Sq M	Sq Ft
Warehouse	1,347.40	14,503
Mezzanine	16.39	176
Ground Floor Office	170.94	1,840
First Floor Office	57.56	620
Internal Stores	47	506
Total GIA Excluding Mezz	1,622.90	17,469

Tenure

The property is available by way of a lease assignment or sub let.

Alternatively, the Landlord may consider a new lease on FRI terms to be agreed.

For further information, please contact the sole letting agents.

Business Rates

We understand that the property has the following Rateable Value: £36,000. Interested parties are to make their own enquiries to satisfy themselves.

Energy Performance Certificate

The property has an EPC Rating of D91.

VAT

All figures quoted are exclusive of VAT at the prevailing rate where applicable.

Important Notice

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Viewing & Further Information

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Photographs: December 2018

