



*For Sale / For Lease*

**Wigman Road, Nottingham NG8 3JA**

**2.72 ha (6.72 acres)**

- Industrial / Warehouse build to suit up to c. 100,000 sq ft
- Suitable for alternative uses (STP)
- Easily accessible via J26 of the M1
- Excellent surrounding labour demographics





## Location

The site is prominently located on the south side of Wigman Road, on the edge of the West Nottingham suburb of Bilborough, fringing the neighbouring suburb of Beechdale, some 2.7 miles west of Nottingham City Centre. This provides the development with a significant pool of available labour.

To the west of the site is an established and mature industrial estate fronting both Glaisdale Drive East and West. The remainder of the surrounding area is primarily residential.

Nearby occupiers include We Buy Any Car, Swiss Global Freight, Nottingham Industrial Cleaners, Acorn Aluminium, Hillarys and Advanex Europe.

## Travel

J26 of the M1 motorway lies some 2.7 miles to the north west, accessed from Wigman Road via the A6002 Woodhouse Way. Wider drive times include:

Road	Distance	Drive Time
J26 M1	2.7 miles	15 minutes
Nottingham City Centre	2.9 miles	10 minutes
J25 M1	6.5 miles	20 minutes
J24a M1	13.7 miles	24 minutes
East Midlands Airport	15 miles	27 minutes

## Description

The total site area is 2.72 hectares, comprising a substantial and predominantly level, cleared development site located on the southern side of Wigman Road. Prominently situated, the frontage also extends to the southern part of the roundabout junction with Hollington Road and Bathurst Drive.

## Opportunity

The site has potential for build to suit industrial / warehouse units up to 100,000 sq ft. The specification is to be agreed, but proposed to be built to an institutional specification.

The site is also considered to have potential for alternative uses STP

## Tenure

Industrial / warehouse units available leasehold and long leasehold. Further details available upon application.

## Rent / Price

Upon Application.

## Legal Costs

Each party will be responsible for their own legal costs.

## Planning

Planning permission was granted in February 2017 for a distribution and warehouse building with ancillary office accommodation, car park and service yard. Further details available upon application.

The site is considered to have potential for a revised industrial / warehouse scheme. In addition, alternative uses, subject to planning.

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## Further information and viewings

Please contact the sole agent JLL for any additional information. Any viewings are to be strictly by arrangement with sole agents.



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**James Keeton**

[James.Keeton@eu.jll.com](mailto:James.Keeton@eu.jll.com)

+44 (0)115 908 2141

+44 (0)7812 250 857

**Emily Hanel**

[Emily.Hanel@eu.jll.com](mailto:Emily.Hanel@eu.jll.com)

+44 (0) 115 908 2147

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