
The Portal Business Park | Queens Drive
Nottingham | NG2 1AL

Prominent roadside retail units

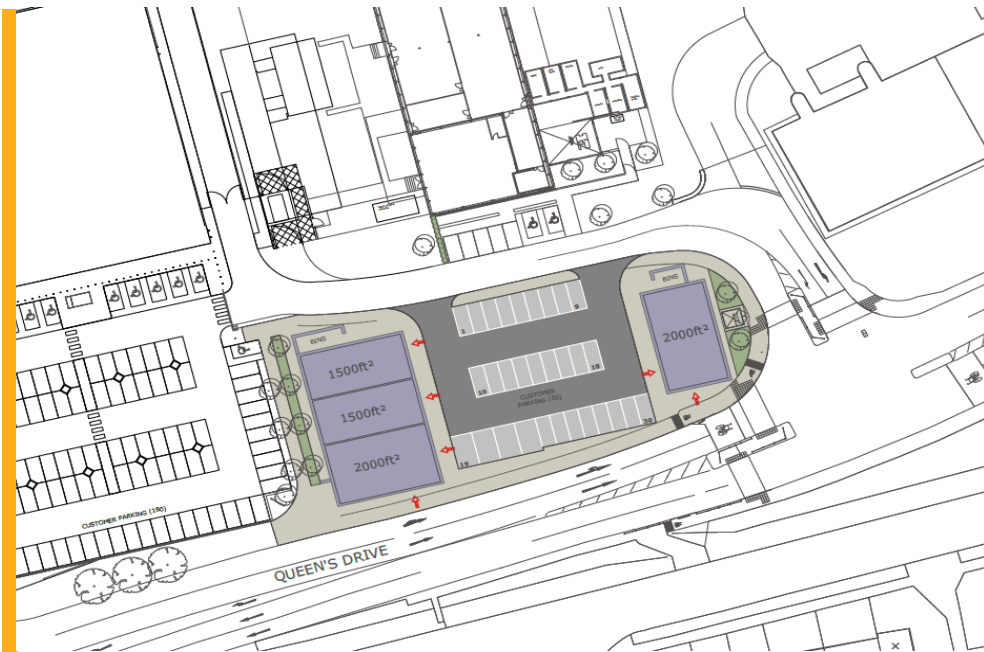
Units from 1,500 - 2,000ft²



- Highly prominent roadside location
- Adjacent to the newly opened Nottingham Dunelm furnishings store
- A453 frontage, the main western thoroughfare into central Nottingham
- Adjacent to Homebase and Castle Marina Retail Park



To Let



The Portal

The Portal is a mixed use 3.6 acre development anchored by Dunelm’s new Nottingham Store.

Location

The site is located approximately 1 mile south west of Nottingham’s Market Square fronting the Queens Drive A453 as shown by the attached aerial photograph and site plan.

In addition to being located adjacent to the newly opened Dunelm store the site is in close proximity to Sainsburys Homebase, the Castle Marina Retail Park and Castle Marina J Sainsbury.

The A453 provides the main in and out bound south western access from Central Nottingham to the A52 Ring Road and J24, M1.

Accommodation

The site provides for four retail units comprising the following accommodation:-

Description	m ²	ft ²
Unit 1	139.35	1,500
Unit 2	139.35	1,500
Unit 3	185.80	2,000
Unit 4	185.80	2,000

(These measurements are given for information purposes only and prospective tenants are advised to undertake their own measurements of the property prior to contract).



Lease Terms

The units are available on a new lease for a term of years to be agreed.

Rents

The units are available at a rent of:-

Unit 1	£45,000 per annum
Unit 2	£45,000 per annum
Unit 3	£60,000 per annum
Unit 4	£60,000 per annum

Planning

A planning application has been submitted for the development to cover Use Classes A1, A2, A3, A4 and A5.

Business Rates

Business rates will be assessed upon completion of the units.

EPCs

Energy Performance Certificates will be available upon completion of the units.

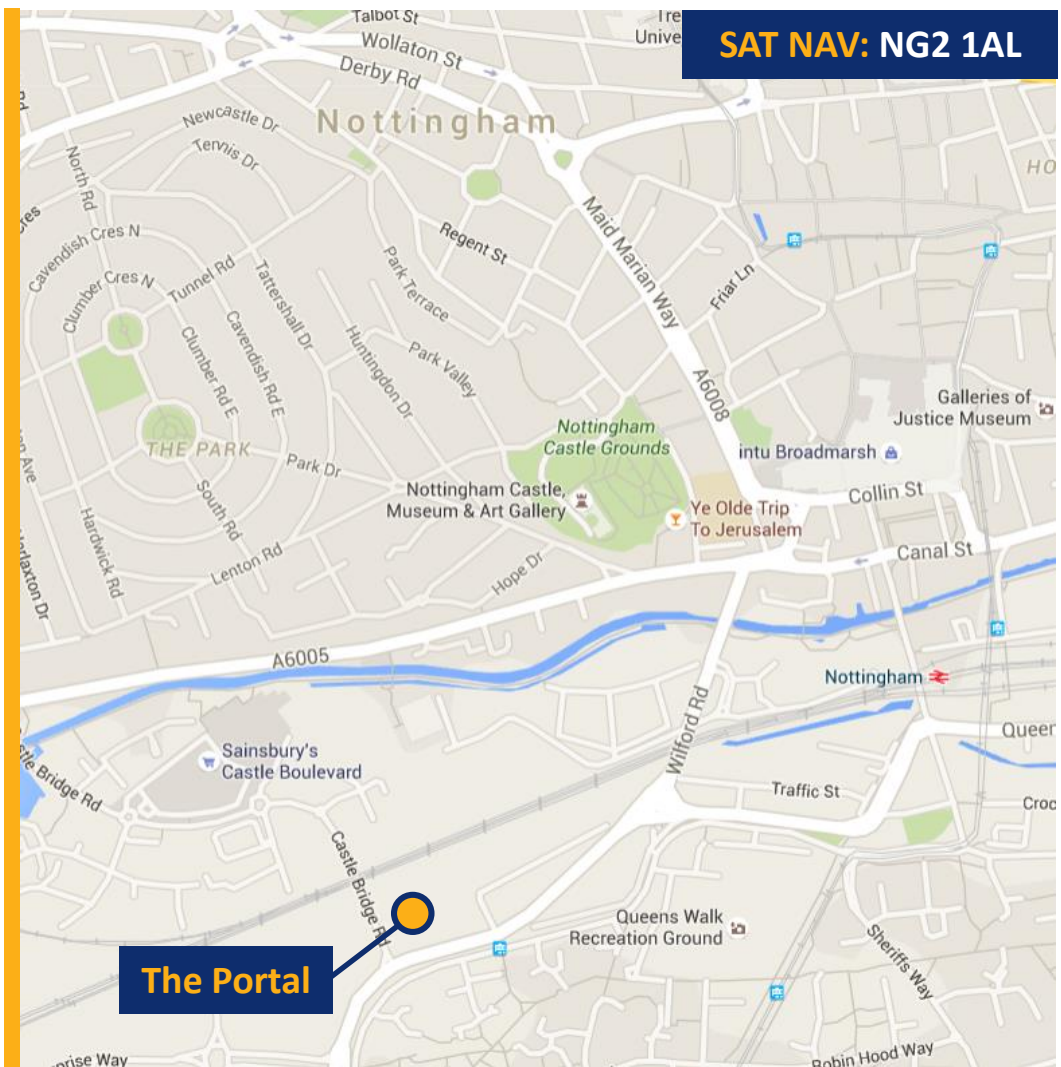
Timing

It is proposed that the units will be ready for tenant's handover in Summer 2017.

Legal Costs

Each party are to be responsible for their own legal costs incurred in the transaction.

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