

TO LET

UNIT 33, SALISBURY SQUARE
SALISBURY STREET, NOTTINGHAM, NG7 2AB



INDUSTRIAL / WAREHOUSE UNITS
2,884 sq ft (268 sq m) (Approx. Total Gross Internal Area)

- Ideally starter unit
- To be refurbished
- Currently configured as a hybrid unit

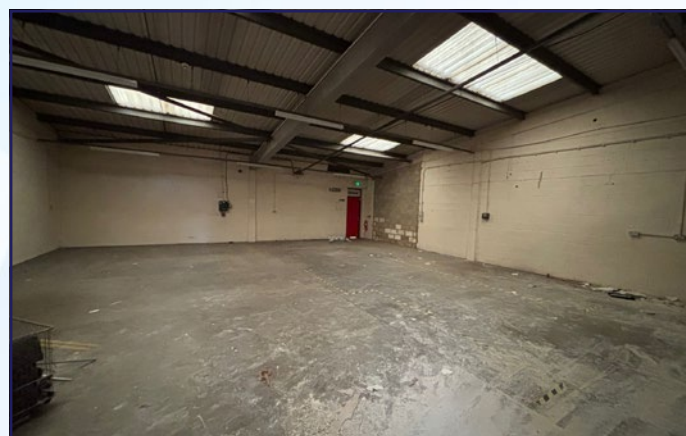
LOCATION

The property is located within the established commercial area of Salisbury Street, strategically positioned just one mile north of Nottingham city centre. This location offers excellent accessibility, benefitting from close proximity to several key transport routes that facilitate easy movement across Nottingham and beyond.

The scheme is conveniently accessed via Ilkeston Road (A609), a principal arterial route that connects directly into the city centre and serves as a key link between Nottingham's inner and outer suburbs. Ilkeston Road also provides straightforward access to the A610, a major route leading northwest out of the city towards the M1 motorway (Junction 26), offering excellent regional connectivity.

To the west, the site lies just minutes from Western Boulevard, Nottingham's Ring Road network. The ring road provides connections to other major routes including the A52 (Derby Road), A6514, and A453, ensuring ease of access to all areas of Greater Nottingham.

Public transport is also readily available, with several bus routes operating along Ilkeston Road, offering regular services to the city centre.



DESCRIPTION

The property comprises an end-terrace industrial unit of modern construction, ideally suited for a range of light industrial, warehousing, or trade counter uses. Constructed around a steel portal frame, the unit features part brick and part blockwork elevations beneath a pitched roof.

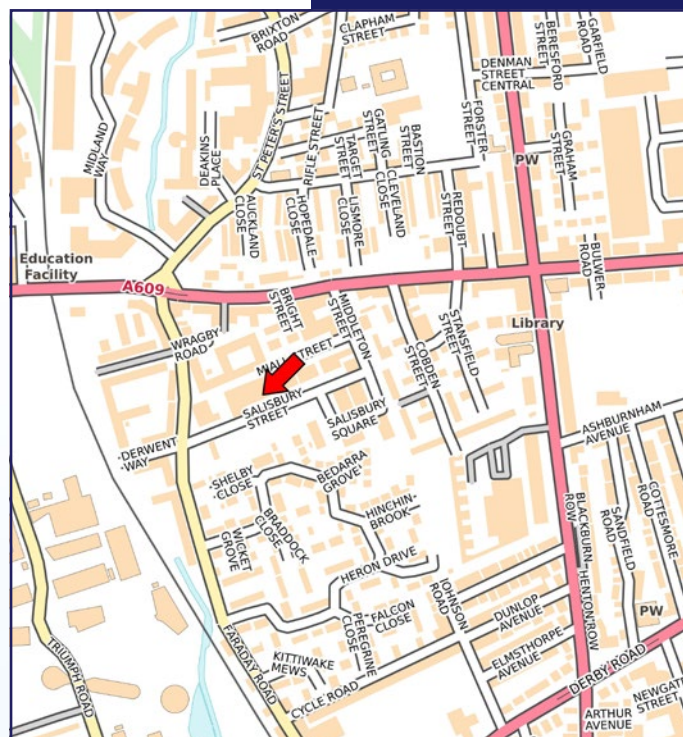
Internally, the accommodation offers a clear-span open-plan workshop or warehouse area, designed to maximise usable floor space and facilitate ease of movement for storage, manufacturing, or distribution purposes. The internal layout provides an approximate 50:50 division between the main industrial space and the front office and amenity block, which includes well-proportioned office areas, kitchen facilities, and WC provisions. This configuration supports both administrative and operational needs within a single, self-contained unit.

The property benefits from a range of practical features including three-phase power supply and dedicated on-site parking to the front of the unit.

The Landlord is open to undertaking agreed remedial or enhancement works to the property, subject to negotiation and commercial terms, offering incoming occupiers the opportunity to tailor the space to meet specific operational requirements.



POSTCODE: NG7 2AB



ACCOMMODATION

The property has been measured in accordance with the RICS Property Measurement Standards 2nd Edition. Based on a Gross Internal Area (GIA) the property provides the following accommodation:-

	SQ M	SQ FT
Ground Floor	268	2,884
TOTAL Approx. Gross Internal Area	268	2,884

TENURE

The premises are available on a leasehold basis with terms to be negotiated between parties

RENT

The property is available for £2,866 pcm or £34,400 per annum

BUSINESS RATES

The property has a Rateable Value as follows:-

Current rateable value - £14,000

Description – Workshop and premises

The occupier may therefore benefit from small business rates relief, interested parties are recommended that they discuss whether they qualify by discussing with the local charging authority.

SERVICE CHARGE

A service charge of £75.00 pcm is applicable

EPC

The property has an EPC rating of C(62)

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

LEGAL COSTS

The incoming Tenant will pay £1,500 towards the Landlords legal costs.

VAT

All sums quoted are exclusive of VAT which will be applicable at the prevailing rate.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity



VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: TBC Date: 05/25

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