

Prime Trade Counter/Warehouse Units

14,221 sq ft - 33,484 sq ft TO LET

Queens Drive | Nottingham | NG2 1AH





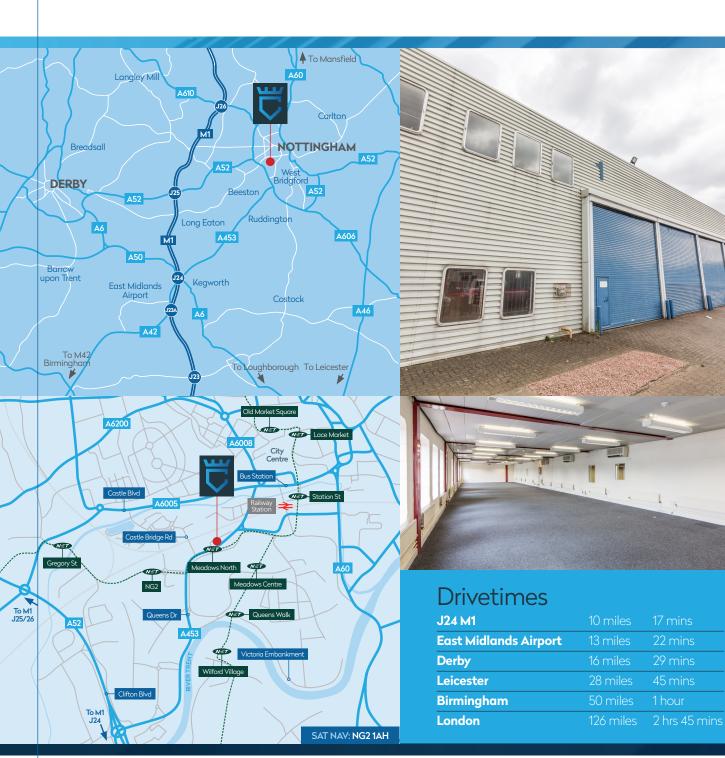


# Description

The development affords a range of commercial units being arranged in two terraces either side of a central spine road. The development offers an efficient working environment with on-site parking. Key features of the scheme include:- integrated offices and wc, loading doors and eaves height of 6.8m.

# Accommodation

Total	71,617 sq ft	6,653.2 sq m
Unit 8	33,484 sq ft	3,110.7 sq m
Unit 7	14,221 sq ft	1,321.1 sq m
Unit 1	23,912 sq ft	2,221.4 sq m



#### Rent

The rent is available from marketing agents.

### Rateable Value

**Unit 1:** £87,500

**Unit 7 & 8:** £156,000

(Source: Valuation Office website)

## Service Charge

A Service Charge will be levied across the whole estate.

#### VAT

VAT is applicable.

## Viewing



### Scott Osborne

07894 587809 sosborne@innes-england.com



## Sean Bremner

07541 505980 sean@cppartners.co.uk

Innes England and CPP for themselves and for vendors or lessors of the property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of innes England or CPP has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAIT. August 2018. carve-designacous.)