



CASTLE PARK
NOTTINGHAM

Prime Trade Counter/Warehouse Units

14,221 sq ft - 33,484 sq ft

TO LET

Queens Drive | Nottingham | NG2 1AH



CASTLE PARK NOTTINGHAM

Location

The property is located a short distance from Nottingham city centre fronting Queens Drive (A453), one of the principal routes into/out of the city. Queens Drive affords quick convenient access to Clifton Boulevard, Nottingham's principal ring road. The A453 continues to Junction 24 of the M1 approximately 9.5 miles south west of the development.

Other occupiers on the development include Arco, Mr Clutch and Euro Car Parts. The development is opposite the Meadows North tram stop and is well served by a number of bus routes.





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

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





Drivetimes

J24 M1	10 miles	17 mins
East Midlands Airport	13 miles	22 mins
Derby	16 miles	29 mins
Leicester	28 miles	45 mins
Birmingham	50 miles	1 hour
London	126 miles	2 hrs 45 mins

SAT NAV: NG2 1AH

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

INNES ENGLAND
MAKE A GREAT DECISION
0115 924 3243

CPP
COMMERCIAL PROPERTY PARTNERS
0115 896 6611
www.cpppartners.co.uk

Scott Osborne
07894 587809
sosborne@innes-english.com

Sean Bremner
07541 505980
sean@cpppartners.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 VAT, August 2018. carve-design.co.uk 13593