

Industrial

# Unit 1 | Wholesale District and Trade Park Nottingham

📍 Clarke Road, Nottingham, Nottinghamshire, NG2 3JJ

## Unit 1 | 1,223 sq ft

### Industrial space to let in Nottingham - Unit 1

The Wholesale District comprises two terraces of industrial units plus an administration block offering a range of unit sizes catering for small start-up businesses and larger more established businesses.

The unit is on a secured gated estate with CCTV and has many local amenities nearby. The unit benefits from a prominent roadside location.

Lease Type

New



### ✔ Unit Summary

- Shared Car Parking Facilities
- Excellent Yard Space
- Roller shutter doors to front and rear elevation
- CCTV automated barriers and intercom systems for each unit
- Perfect Business Location

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£8,867.00	£7.25
Rates	£0.00	Not specified
Maintenance Charge	£1,564.00	£1.28
Insurance	£131.05	£0.11
<b>Total Cost</b>	<b>£10,431.00</b>	<b>£8.53</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>.

➔ For more info please visit: [unit.info/44057](http://unit.info/44057)

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## Location

This estate is well located for road and rail travel.



### Road

Convenient access to the south of Nottingham via the A60 and its ring road system providing access to M1 Junction 26.



### Airport

Nottingham East Midlands 11.3m



### Rail

Nottingham 0.5m, Netherfield 2.5m, Carlton 2.7m

## Additional Information

Planning Class	B8
Lease Summary	The unit is available on a new Internal Repairing and Insuring (IRI) lease for a period to be agreed.
Viewings	Strictly by prior appointment with the agents.
Legal Costs	Each party is responsible for their own legal costs.
EPC	available on request

## Key Contacts

### Asset Manager



Asset Manager

**Will Outram**

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