
Unit 2 | Queens Road
Nottingham | NG2 3AS

Superb warehouse available in Nottingham City Centre on a short term basis

756m² (8,140ft²)



- Rare city centre warehouse opportunity
- Clear span space
- 4 metre eaves height
- Roller shutter door
- 15 designated car parking spaces
- Available on flexible lease terms



To Let



Location

The property is located on Queens Road with the junction of London Road (A60), next to Nottingham Train Station and in close proximity to Nottingham City Centre.

The property is also within easy reach of the A52 ring road, in turn providing access via the A453 to Junction 24 of the M1 motorway.

The Property

The property comprises a good quality warehouse unit of steel framed construction and the specification includes the following;

- ❖ High bay lighting
- ❖ Roller shutter door
- ❖ Single storey office accommodation
- ❖ Male and female WCs
- ❖ 4 metre eaves height
- ❖ Level access loading
- ❖ Additional mezzanine storage above the offices
- ❖ 15 designated car parking spaces
- ❖ 3 phase electricity



Accommodation

According to measurements taken on site we understand the property has the following gross internal area;

Area	M ²	FT ²
Ancillary	47	507
Warehousing	709	7,633
Total	756	8,140

Plus additional mezzanine storage above the offices of 47m² (507ft²).

(This information is given for guidance purposes only)

VAT

We understand that VAT is applicable on the rent due.

Rent

The unit is available on a new full repairing and insuring lease on a short term basis at a quoting rent of;

£50,000 Per Annum Exclusive

Business Rates

We understand from the Valuation Office Agency website the following;

Rateable Value: £24,250

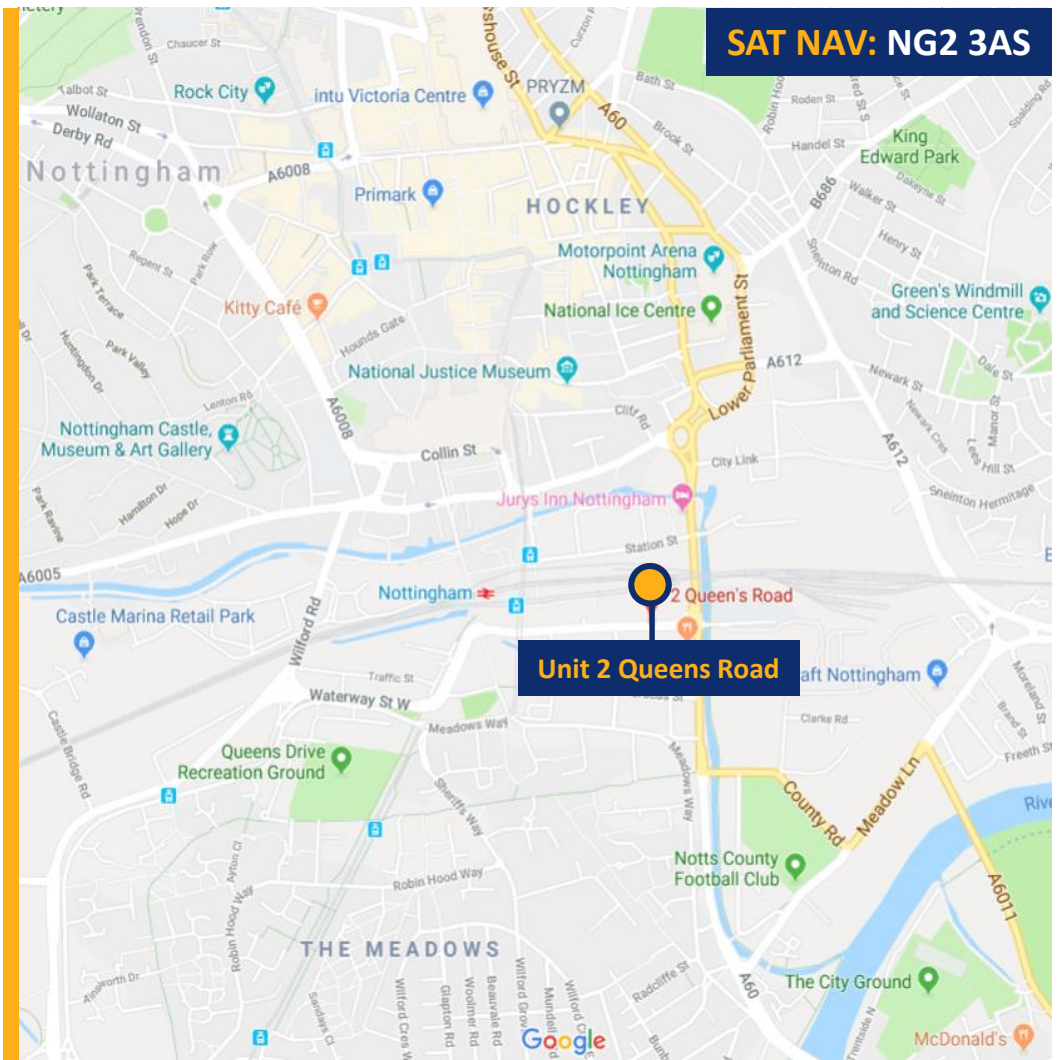
Rates Payable 2019/20: £11,640

(This information is given for guidance purposes only)

EPC

The property has an EPC rating of D – 96.

SAT NAV: NG2 3AS



For further information or to arrange to view please contact:

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