

# TO LET

**New Industrial/Warehouse Units  
From 20,000sq.ft. to 40,000sq.ft.**

CELEBRATING **25** YEARS OF PROPERTY CONSULTANCY

Glaisdale Drive East  
Nottingham NG8 4GU



## Rent: Upon Application

- Development consisting of two new 20,000sq.ft. Industrial/Warehouse units which are available either individually or as a combined single unit.
- Well established industrial location in Nottingham.
- Well connected to the national road network with easy access to J25 and J26 of the M1 and the A52 trunk road.
- Excellent local labour demographics.



**SALLOWAY**



**Stephen Salloway FRICS**

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**Hugo Beresford BSc (Hons)**

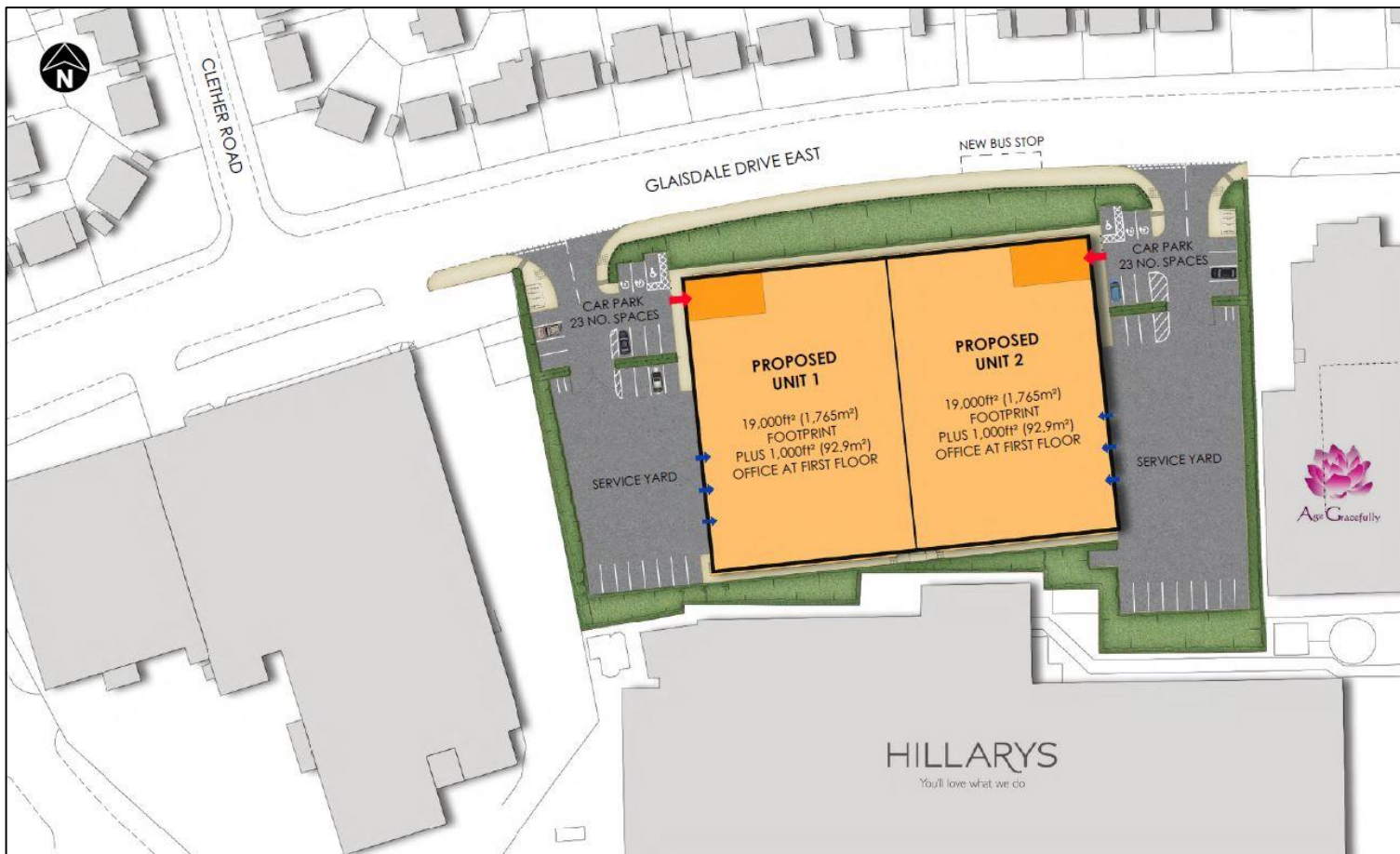
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## Description

The site is located within the suburb of Bilborough, on Glaisdale Drive East, approximately 3 miles to the west of Nottingham City Centre.

The site is prominently situated on the edge of a well established industrial location, in close proximity to Junction 26 (3.5 miles via the A6002) and Junction 25 (5.6 miles via the A52) of the M1 Motorway. Consequently, the location benefits from excellent transport links to the national road network.

Nearby occupiers include We Buy Any Car, Swiss Global Freight, Acorn Aluminium, Advanex Europe, Hillarys and Nottingham Industrial Cleaners.

## Description

Planning permission has recently been granted for two 20,000sq.ft. industrial units which are each inclusive of 2,000sq.ft. two storey office accommodation. The units could be combined to create a single unit of 40,000sq.ft.

The new units will be built to a high specification with secure yards and occupier parking.

## Tenure

Industrial / Warehouse units are available to lease on terms to be agreed. Further details are available upon application.

## Rent

Rent on application.

## Legal Costs

Each party will be responsible for their own legal costs.

## Anti-Money Laundering Policy

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful party.

## Viewing

Viewing is strictly via prior appointment with Salloway:-

Tel: 01332 298000  
Email: [hberesford@salloway.com](mailto:hberesford@salloway.com)/[ssalloway@salloway.com](mailto:ssalloway@salloway.com)

Alternatively, contact our joint agent, JLL:

Tel: 0115 908 2141  
Email: [james.keeton@eu.jll.com](mailto:james.keeton@eu.jll.com)



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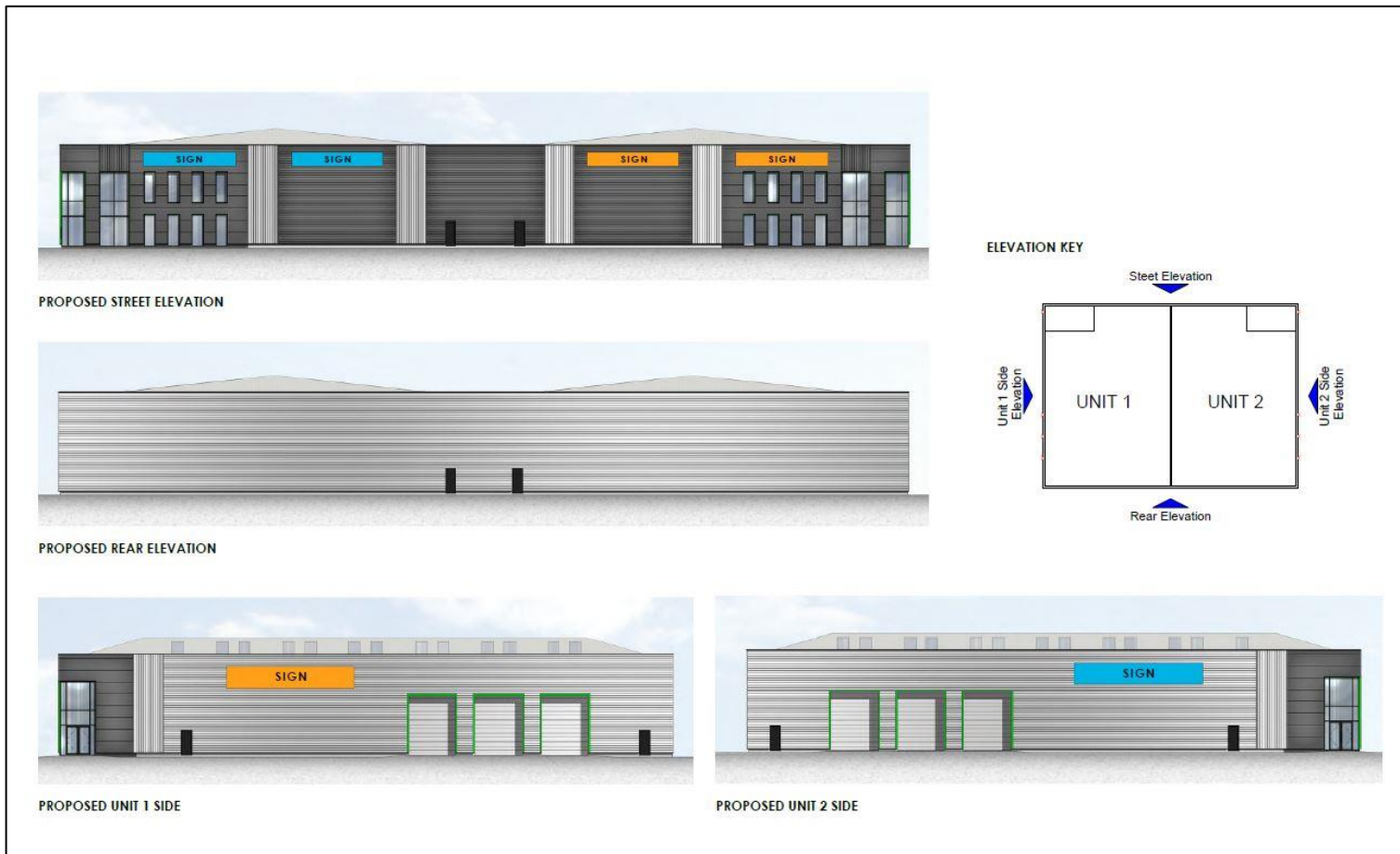
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