

STORAGE LAND, TO LET

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## PLOT 1 MEADOW LANE IE, STAPLEFORD ROAD

Trowell, Nottingham, NG9 3PS



### KEY FEATURES

- Rent: £1,250 per month
- 0.1 Acres (0.04 Hectares)
- Former Car Sale Site
- With frontage onto the A6007
- Clean Motor Trade accepted
- Suitable for variety of storage uses
- Just 3 miles from J25 M1
- Established Industrial estate

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### OMEETO NOTTINGHAMSHIRE

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### LOCATION

Trowell is a well-connected commuter village in the Broxtowe borough of Nottinghamshire, lying 6 miles west of Nottingham and 10 miles east of Derby.

The storage compound for rent is situated on the Meadow Lane Industrial Estate; an established and strategically located commercial location just south of Trowell Village Centre. Other occupiers include Transport Companies, Judd Whyte & Son Scaffolding and Auto Trade with Car sales and Body Paint and Repair Businesses.

The site to let is directly off Stapleford Road (the A6007), the main throughfare connects with Ilkeston 3 miles to the northeast and Nottingham to the west. Commuter and transport links are provided via J25 of the M1 Motorway, just 3 miles to the south.

### DESCRIPTION

Car sales pitch or storage land to Let. Frontage onto Stapleford Road (the A6007). 10 minutes from J26 of M1. Fenced and gated site with concrete surface. Shared WC facilities on site. No car wash no car breaking etc.

### ACCOMMODATION

The accommodation has been measured on a Gross Internal Area (GIA) in accordance with the RICS Code of Measuring practice.

| FLOOR | Acres | Hectares |
|-------|-------|----------|
| TOTAL | 0.1   | 0.04     |

### PLANNING

We understand the property has been use for B8 (Storage or distribution) of the Town and Country Planning (Use Classes) Order 1987 . All parties should confirm the planning position with the relevant Local Authority.

### SERVICES

Main services to include sub-metered 3 Phase Electric, water and drainage are connected to the property (No Gas). The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations.

### SERVICE CHARGE

Is payable for the upkeep of the access road and any other communal areas provided by the landlord.

per month.

### TENURE

Commercial land to let near Nottingham to let by way of a new lease for a minimum term of 1 year.

### RENT

The premises is available to rent for £1,250 per month.

### VAT

All figures are quoted exclusive of VAT, we are advised the property is registered for VAT which is applicable at the prevailing rate.

### VIEWING

Please contact us or visit [www.omeeto.co.uk](http://www.omeeto.co.uk) for full details. Physical viewings with proceedable parties can be arranged on request by contacting OMEETO or our Joint Agent HEB. The Agents do not take any responsibility for any loss or injury caused whilst carrying out a site visit.

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### ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

### PAPER COPYING LICENCE

100062569

### PARTICULARS UPDATED

08-Jul-2026

### NOTE

Plans, maps drawings are not to scale.

### OMEETO

Please check our website for a suite of photos, video's and virtual tour. Users can also access our data room for various property documents.



### CONTACT

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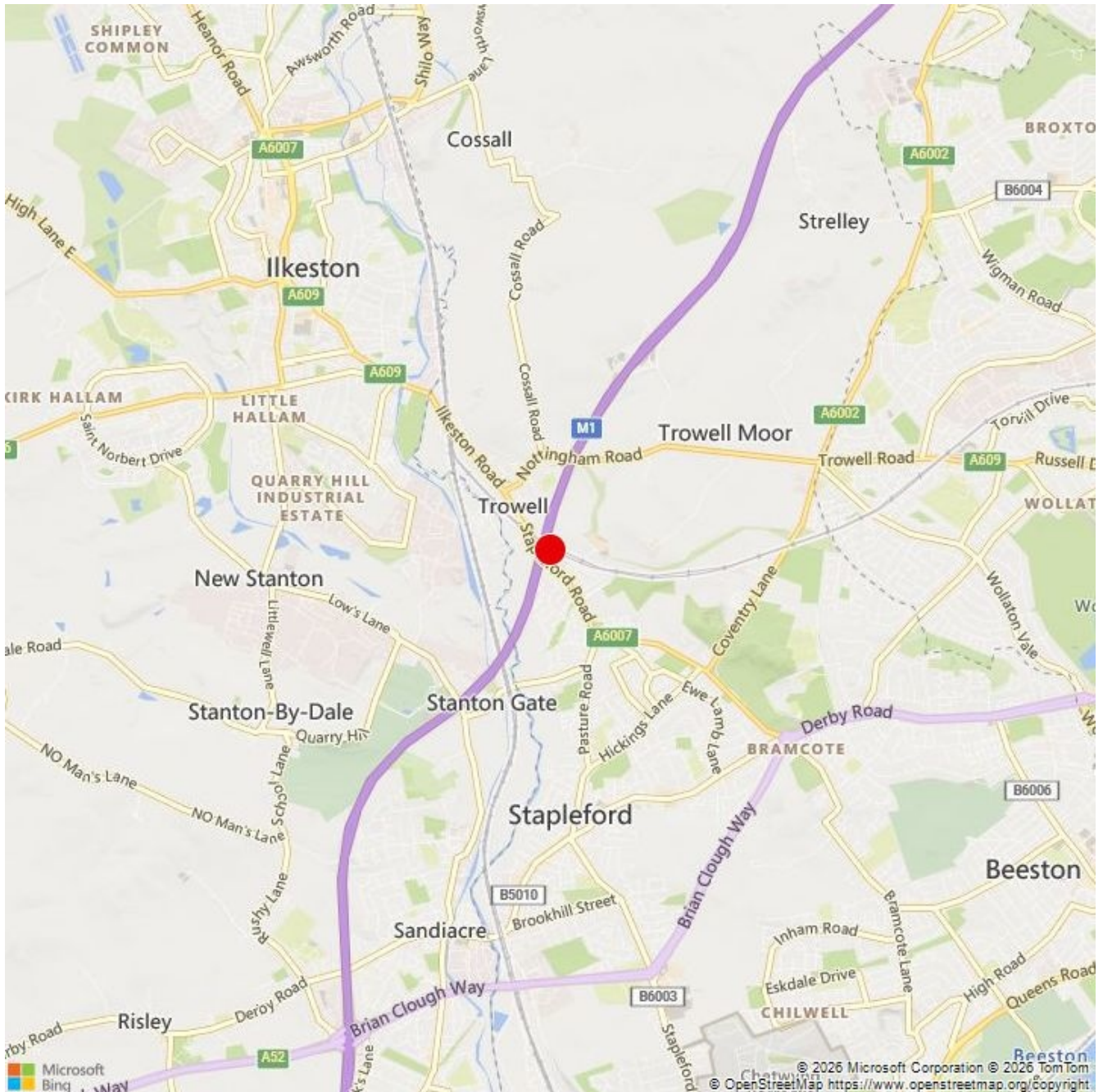
### IMPORTANT NOTICE

1) Omeeto are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made by word of mouth or in writing.  
2) These particulars do not form part of any offer or contract and "information" must not be relied upon as statements, representations or facts.

3) All measurements, areas and distances are approximate and for guidance. All descriptions, conditions, permission for use and occupations should not be relied upon and it should not be assumed that the property has all necessary planning, building regulation or other consents. Services, equipment and facilities etc have not been tested. Any interested party must satisfy themselves on these matters by inspection, independent advice or otherwise.  
4) Photos, video's, virtual tours etc show only certain parts of the property as they appeared at the time of inspection.

The OMEETO logo, consisting of the word 'OMEETO' in white capital letters on a dark red background.

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