

HYBRID UNIT, TO LET

UNIT 29 WHITEMOOR COURT INDUSTRIAL ESTATE, WHITEMOOR COURT

Nottingham, NG8 5BY



KEY FEATURES

- Rent: £3,580 per month
- 5,726 Sq Ft (531.95 Sq M)
- End-terrace unit in established industrial estate
- Ideal for trade counter use
- Excellent parking & forecourt loading
- Near Howdens, Enterprise Car & Vertu Hyundai
- Level access with roller shutter 3.49m W x 4.23m H
- Separately accessed offices with Kitchen & WC

OMEETO NOTTINGHAMSHIRE

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TO LET - HYBRID UNIT

LOCATION

The unit to let is on Whitemoor Court, 2.4 miles north east of Nottingham City Centre. The property is located close to the busy A610 Nuthall Road; a main commuter link between Nottingham's ring road and J26 of the M1 Motorway which lies just 2 miles to the west.

Nearby occupiers include Howdens, Enterprise Car Hire, Vertu Hyundai and Halfords.

DESCRIPTION

End-terrace hybrid unit in well-established industrial estate. Ideal for trade counters. Excellent on-site parking and forecourt loading. Warehouse with level access via roller shutter door (3.48m W x 4.23m H). Eaves of 4.81m rising to 7.49m. Separately accessed two-storey office with kitchen & WCs, benefiting from security shutters. No motor trade.

ACCOMMODATION

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

FLOOR	Sq Ft	Sq M
Warehouse	4,109	381.73
Offices	1,617	150.22
TOTAL	5,726	531.95

PLANNING

We believe the property has been used under Class E (Commercial, Business and Service) of the Town and Country Planning Use Class Order 2020 but may be suitable for a range of professional uses STP. All parties should confirm the planning position with the relevant Local Authority.

SERVICES

All mains services, including 3-Phase, with the exception of gas are connected to the property. The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations.

RATING

The property is currently listed as a factory and premises on VOA.gov.uk.

Rateable Value: £39,750

Rates Payable: £17,172

SERVICE CHARGE

Is payable for the running, maintenance and up keep of estate.

The current service charge budget is £340.10 per quarter.

TENURE

Industrial unit to let by way of a new lease for a minimum term of 3 years.

RENT

The premises is available to rent for £3,580 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.

EPC

D(81)

VIEWING

Please contact us or visit www.omeeto.co.uk for full details. Physical viewings with proceedable parties can be arranged on request by contacting our commercial property agents. OMEETO 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

27-May-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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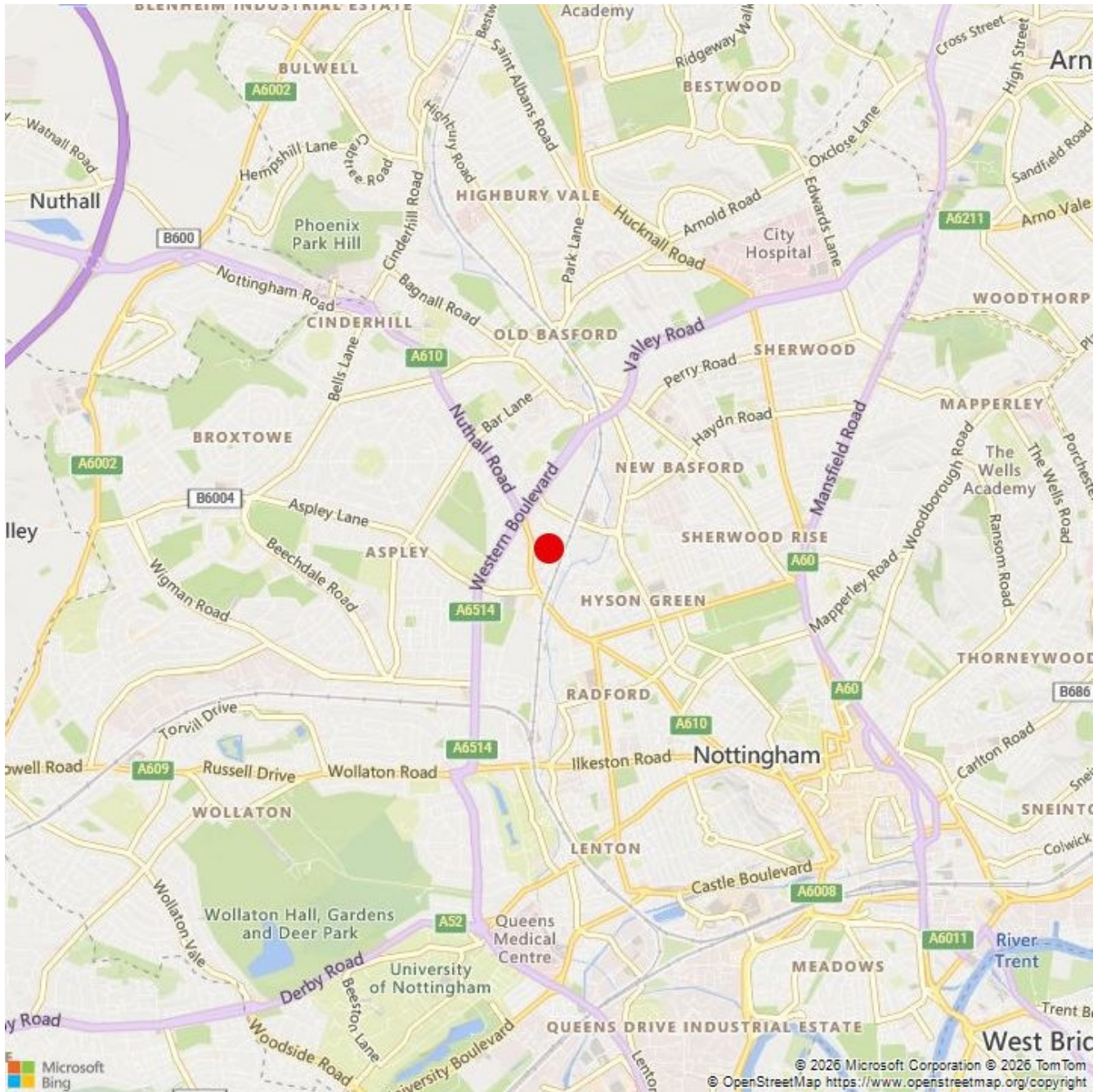
IMPORTANT NOTICE

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.

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