

# Eldon Road

LOGICOR.EU

Eldon Road, Nottingham, NG9 6DZ  
WHAT3WORDS: tend.pays.salsa

A high quality trading estate of warehouse/  
light industrial units ranging from  
3,750 - 22,742 sq ft

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To let

Immediately Available



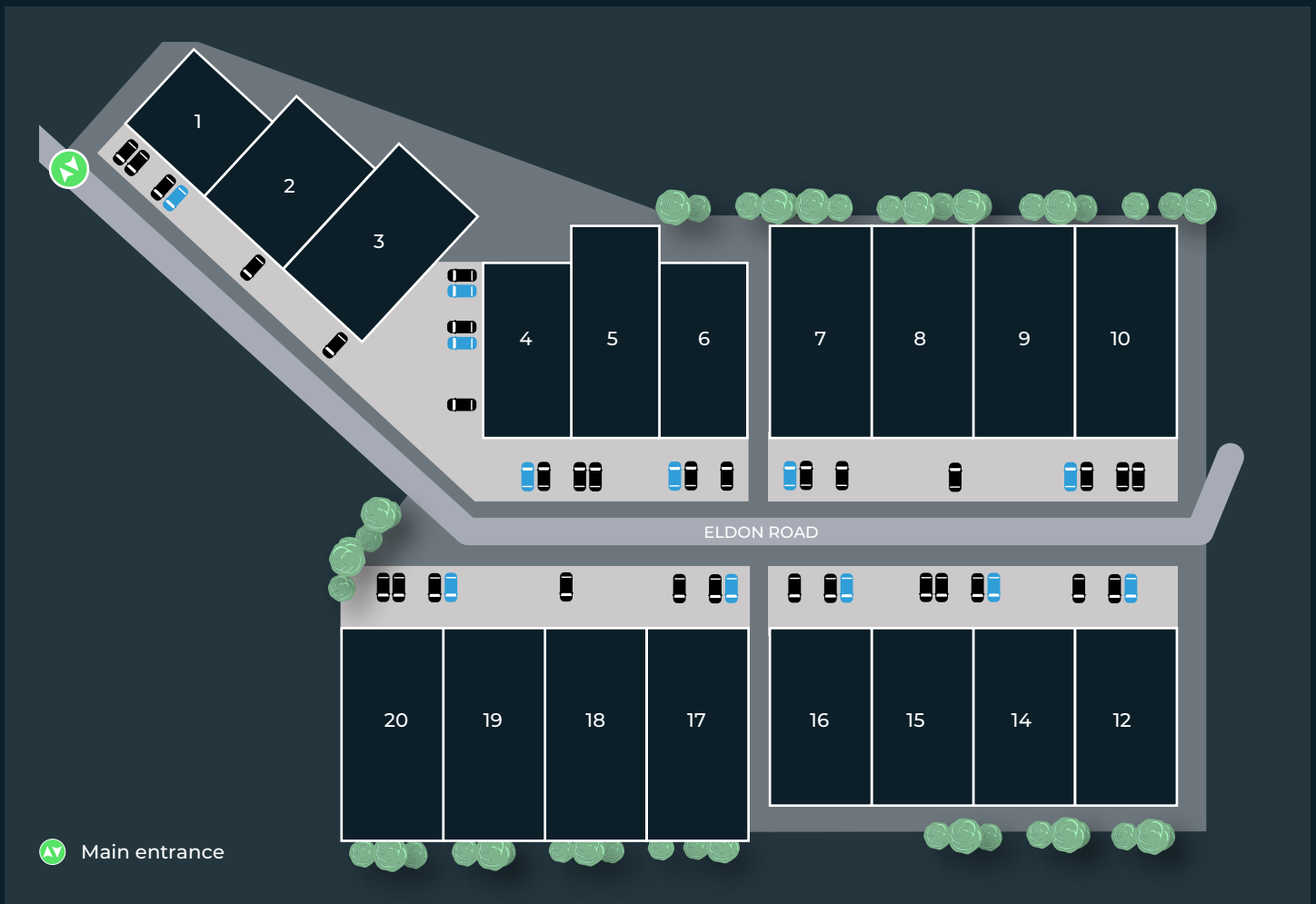
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Eldon Road comprises terraced warehouse/light industrial units constructed of solid brick elevations with metal cladding and first floor offices.

Each unit has a full height roller shutter door leading directly into the main warehouse, which benefits from a 5.0m eaves height, providing manufacturing/storage space.

The warehouses also benefit from translucent roof panels as a natural source of light. To the front of the property there is a well-proportioned forecourt providing loading and parking areas.





## Accommodation (GIA)

Units are available from 3,750 sq ft to 22,742 sq ft.

Please contact the agents for current availability and EPC rating.

### Availability & terms

The units are offered to let on new full repairing and insuring leases for terms to be agreed.

### Rental

Upon application.

### VAT

To be levied.

## Specification



5m  
eaves height



3 phase  
power supply



Loading and  
parking forecourt



Roller  
shutter doors

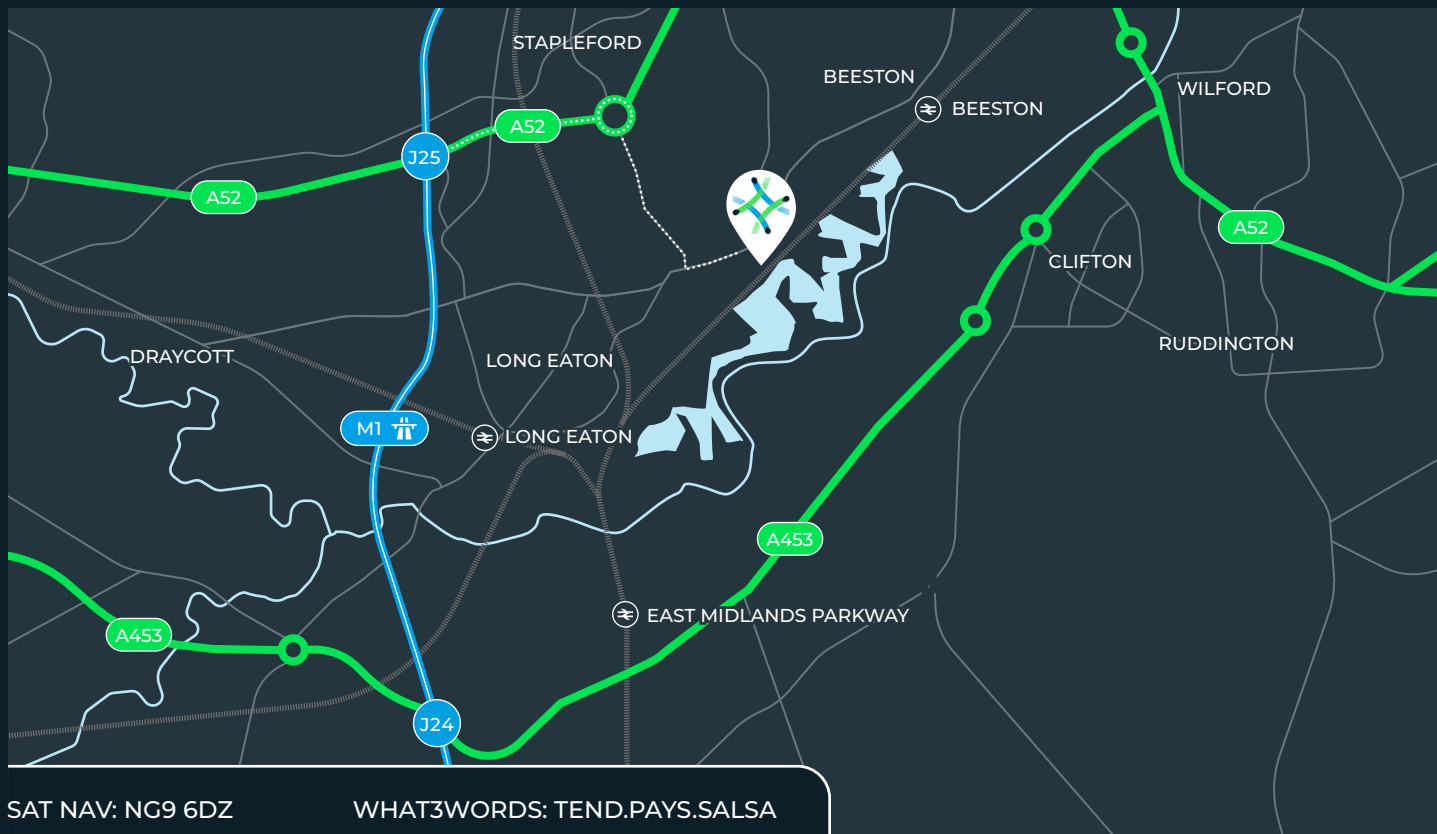


Translucent  
roof panels

### Service charge

Payable for upkeep of common parts.





## Strategic logistics location

Eldon Road Trading Estate is conveniently located adjacent to the A6005 Nottingham Road and situated 3.5 miles from the M1 Motorway and Junction 25. It's just under 5.5 miles from Nottingham City Centre while East Midlands Airport is just over a 20 minute drivetime. Nearby Attenborough station offers direct and regular services to Nottingham, Matlock and Newark Castle.

|  | miles | mins    |  | miles | mins |  | miles | mins |
|------------------------------------------------------------------------------------|-------|---------|-------------------------------------------------------------------------------------|-------|------|---------------------------------------------------------------------------------------|-------|------|
| Nottingham                                                                         | 5     | 13      | M1                                                                                  | 3     | 10   | East midlands                                                                         | 11    | 21   |
| Birmingham                                                                         | 49    | 50      | M42                                                                                 | 35    | 40   |                                                                                       |       |      |
| Sheffield                                                                          | 50    | 56      | M69                                                                                 | 35    | 40   |  | miles | mins |
| Cambridge                                                                          | 105   | 1 hr 48 | M6                                                                                  | 44    | 53   | Attenborough                                                                          | 0.4   | 3    |

Please contact us for further information:



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