

Palm Tree House

27 Palm Street, New Basford, Nottingham, NG7 7HS



TO LET

Industrial unit with large yard
1,215 SQ FT (113 SQ M)

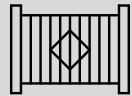
 Charterspace



Industrial unit with large yard on a self-contained site



Open-plan, adaptable floor area suitable for office, storage, light industrial or studio use



Secure gated yard with on-site parking



Electrically operated roller shutter access



Self-contained unit with air-conditioned facilities, partitioned office space, kitchen and WC



Established industrial area and conveniently located close to Nottingham City Centre

Location

Palm Tree House is located in New Basford, a well-established commercial and industrial area just north of Nottingham City Centre. The area has a strong business presence, with a mix of trade, industrial and service-based occupiers, including John Pye Auctions and Screwfix.

It benefits from excellent connectivity via the A610 and Nottingham ring road, providing easy access to the M1 Motorway and surrounding areas, making it a practical and well-connected location for a range of businesses.



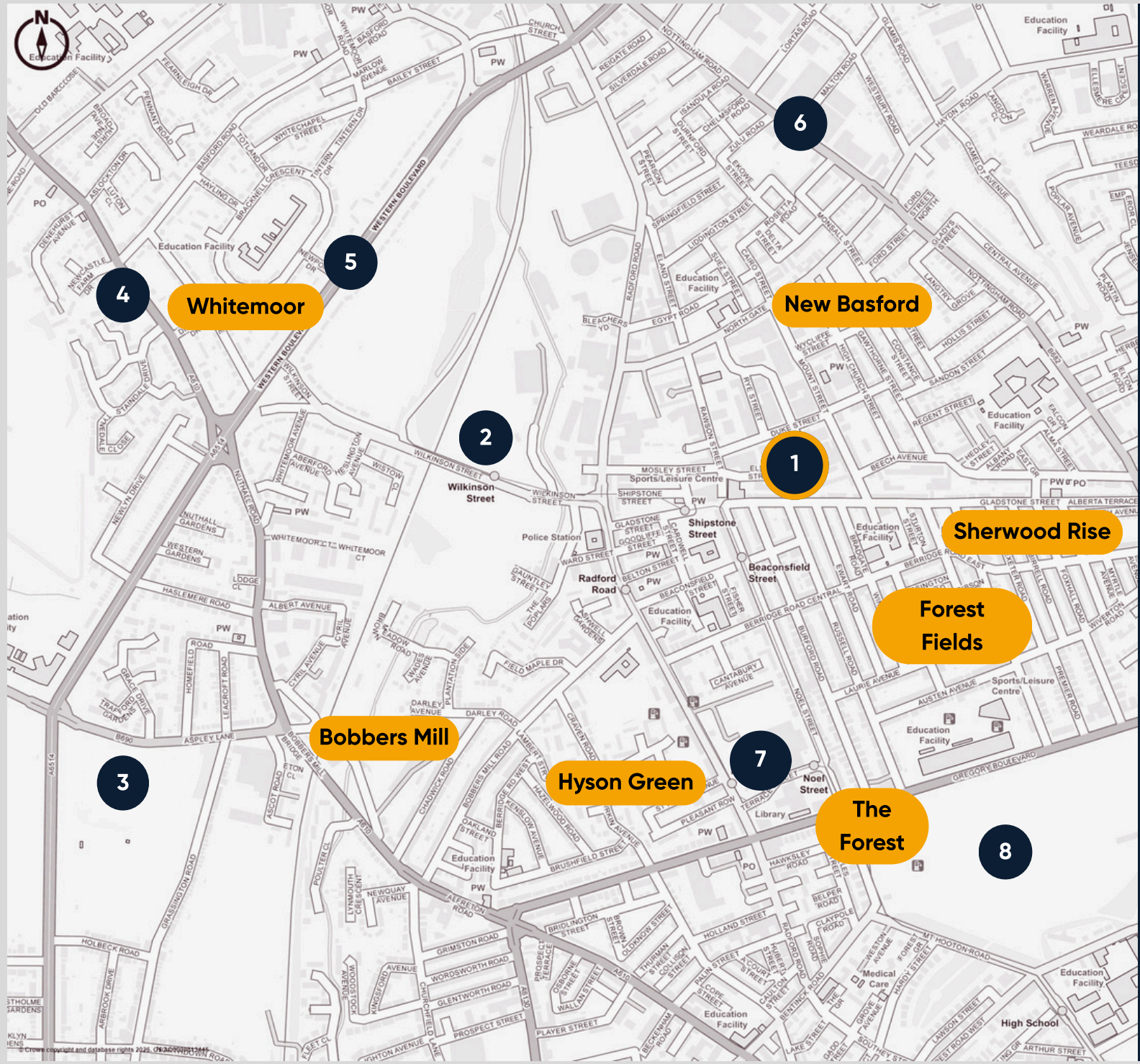
Description

This versatile unit offers a well-balanced mix of industrial and office accommodation, positioned on a secure, hardstanding site.

The property is of brick construction beneath a corrugated roof and is suitable for a range of commercial uses.

The site benefits from secure gated access and includes a roller shutter door, air-conditioned office areas, and well-presented kitchenette and WC facilities, together with a fenced yard providing excellent loading and operational space.







- 1. Palm Tree House
- 2. Park and Ride (Wilkinson Street)
- 3. David Lloyds
- 4. Halfords (Nuthall Road)
- 5. Western Boulevard (Ring Road)
- 6. Nottingham Road

Occupiers include:
Sainsbury's Supermarket
Aldi

The Gym Group
7. Asda Supermarket
Hyson Green Market
8. The Forest Recreational Ground
Park and Ride (The Forest)

 **Postcode**
NG7 7HS

 **Nearest Tram Stop**
Radford Road (9 min walk)

 **what3words**
skills.lives.fantastic

Floor Areas

The accommodation comprises the following
Gross Internal Area:

1,215 Sq Ft (113 Sq M)

Business Rates

We understand the property has a Rateable
Value of £6,500 as listed on the Valuation Office
Agency website.

Terms

The property is available on new Full Repairing
and Insuring lease terms, for a period of time to
be agreed.

Important Notice

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Whilst every effort has been made to ensure accuracy, no warranty or representation is given. All descriptions, dimensions, floor areas, and details of condition, services, and use are approximate. Interested parties should satisfy themselves as to their accuracy by inspection or other means. Information relating to business rates, planning, services, and tenure has not been independently verified. All figures are quoted exclusive of VAT unless stated otherwise. Availability and terms are subject to change without notice. No person in the employment of Charterspace Limited has authority to make or give any representation or warranty in relation to this property.

Rent

£19,500 per annum

Availability

The property is available immediately upon
completion of legal formalities.

EPC

Available upon request.

Viewing

Please contact:

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