

Industrial

# UNIT 6 | NOTTINGHAM WHOLESALE AND TRADE PARK

The Wholesale District, Clarke Road, Nottingham, NG2 3JJ



## UNIT 6 | 1,211 SQ FT

Ideal starter unit available soon

This unit is on a secured gated estate with CCTV and has many local amenities nearby. The unit benefits from a prominent roadside location, 3 phase power, 24 hour access and ample parking. The Wholesale District comprises two terraces of industrial units plus an administration block offering a range of unit sizes catering for small start-up businesses and larger more established businesses.

Lease Type

New



### ✔ Unit Summary

- 3 Phase Power
- On-Site Canteen Facility
- Secure Estate
- Flexible Space
- Car Parking
- WC facilities

### £ Occupational Costs

|                    | Per Annum         | Per Sq Ft     |
|--------------------|-------------------|---------------|
| Rent               | £14,300.00        | £11.81        |
| Rates              | £3,439.00         | £2.84         |
| Maintenance Charge | £2,800.00         | £2.31         |
| Insurance          | £242.20           | £0.20         |
| <b>Total Cost</b>  | <b>£20,781.20</b> | <b>£17.16</b> |

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

➔ For more info please visit: [unit.info/UIP0100291](http://unit.info/UIP0100291)

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## Location

Nottingham Wholesale and Trade Park is located in a mixed use area of predominantly warehouse/trade counter accommodation sandwiched between the 2 principle trunk roads, A60 and A612, on the north bank of the River Trent approximately ¾ mile south of Nottingham City centre.



Road  
M1: 9 miles



Airport  
East Midlands: 13 miles



Rail  
Nottingham Train station: 2 miles

## Additional Information

|                |  |
|----------------|--|
| Planning Class | General Industrial   |
| Lease Summary  | The unit is available on flexible terms. Please speak to a member of our team for more information |
| Viewings       | Contact us now to arrange a viewing.   |
| Legal Costs    | Each party will be responsible for their own legal costs incurred.                                 |
| EPC            | C (56)   |



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## Key Contact



**Rebecca Beddows**

Senior Customer Engagement Manager

"Rebecca joined Indurent in 2019 and is our Customer Engagement Manager for our properties in the Midlands. Please drop Rebecca a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com"



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