

Eldon Road

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

A high quality trading estate of warehouse/
light industrial units ranging from
6,585 - 14,334 sq ft

To let

Immediately Available



Eldon Road

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)

Unit	Warehouse/Office (sq ft)	EPC Rating
3	6,585	D
17	7,749	B

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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