

GARAGE, TO LET

# UNIT 4 THE OLD BAKERY, STAPLEFORD ROAD

Trowell, Nottingham, NG9 3PS



## KEY FEATURES

- Rent: £1,500 per month
- 1,853 Sq Ft (172.14 Sq M)
- Motor Trade related uses accepted
- 930 sq ft Workshop with inspection pit
- + Canopy of 923 sq ft
- 3 Phase Electric
- 3.9m eaves
- Located on the A6007 just 3 miles from J25 M1

## OMEETO NOTTINGHAMSHIRE

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[omeeto.co.uk](http://omeeto.co.uk)

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### LOCATION

Trowell is a well-connected commuter village in the Broxtowe borough of Nottinghamshire, lying 6 miles west of Nottingham and 10 miles east of Derby.

The light industrial/storage units for rent are situated on the Meadow Lane Industrial Estate; an established and strategically located commercial location just south of Trowell Village Centre. Other occupiers include Transport Companies, Judd Whyte & Son Scaffolding and Auto Trade with Car sales and Body Paint and Repair Businesses.

The units are directly off Stapleford Road (the A6007), the main throughfare connects with Ilkeston 3 miles to the northeast and Nottingham to the west. Commuter and transport links are provided via J25 of the M1 Motorway, just 3 miles to the south.

### DESCRIPTION

Workshop to let. 3 miles from J25 M1. Suitable for General Industrial. Storage etc. Established estate. Frontage onto A6007. Works underway to insulate and overboard the roof.

Workshop benefits from a roller shutter door (3.3m x 4.4m), inspection pit, 3.9m eaves, 3 Phase electric, strip lighting, office, kitchen and external parking.

### 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
<b>TOTAL</b>	<b>1,853</b>	<b>172.14</b>

### PLANNING

We understand the property has been use for B8 (Storage or distribution) and Class E (Commercial Business and Service) of the Town and Country Planning (Use Classes) Order 1987 . All parties should confirm the planning position with the relevant Local Authority.

### SERVICES

Main services to include sub-metered 3 Phase Electric are connected to the property (No Gas). 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 garage and premises on VOA.gov.uk.

Please check the valuation office website for any rates incentives. Subject to status you may qualify for small business rates relief.

**Rateable Value:** £10,250

### SERVICE CHARGE

Is payable for the running, maintenance and up keep of the building structure, common, shared and external areas.

The current service charge budget is £0.30 per Sq Ft.

### 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 £1,500 per month.

### VAT

All figures are quoted exclusive of VAT, we are advised the property is not registered for VAT.

### EPC

An EPC Assessment has been commissioned and shall be provided on completion of the roof works.

### VIEWING

Please contact us or visit [www.omeeto.co.uk](http://www.omeeto.co.uk) for full details. Physical viewings with proceedable parties can be arranged on request by contacting OMEETO or our Joint Agent HEB. The Agents do not take any responsibility for any loss or injury caused whilst carrying out a site visit.

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The logo for OMEETO, featuring the word "OMEETO" in white, uppercase letters on a dark red, rounded rectangular background.

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### ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

### PAPER COPYING LICENCE

100062569

### PARTICULARS UPDATED

14-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.

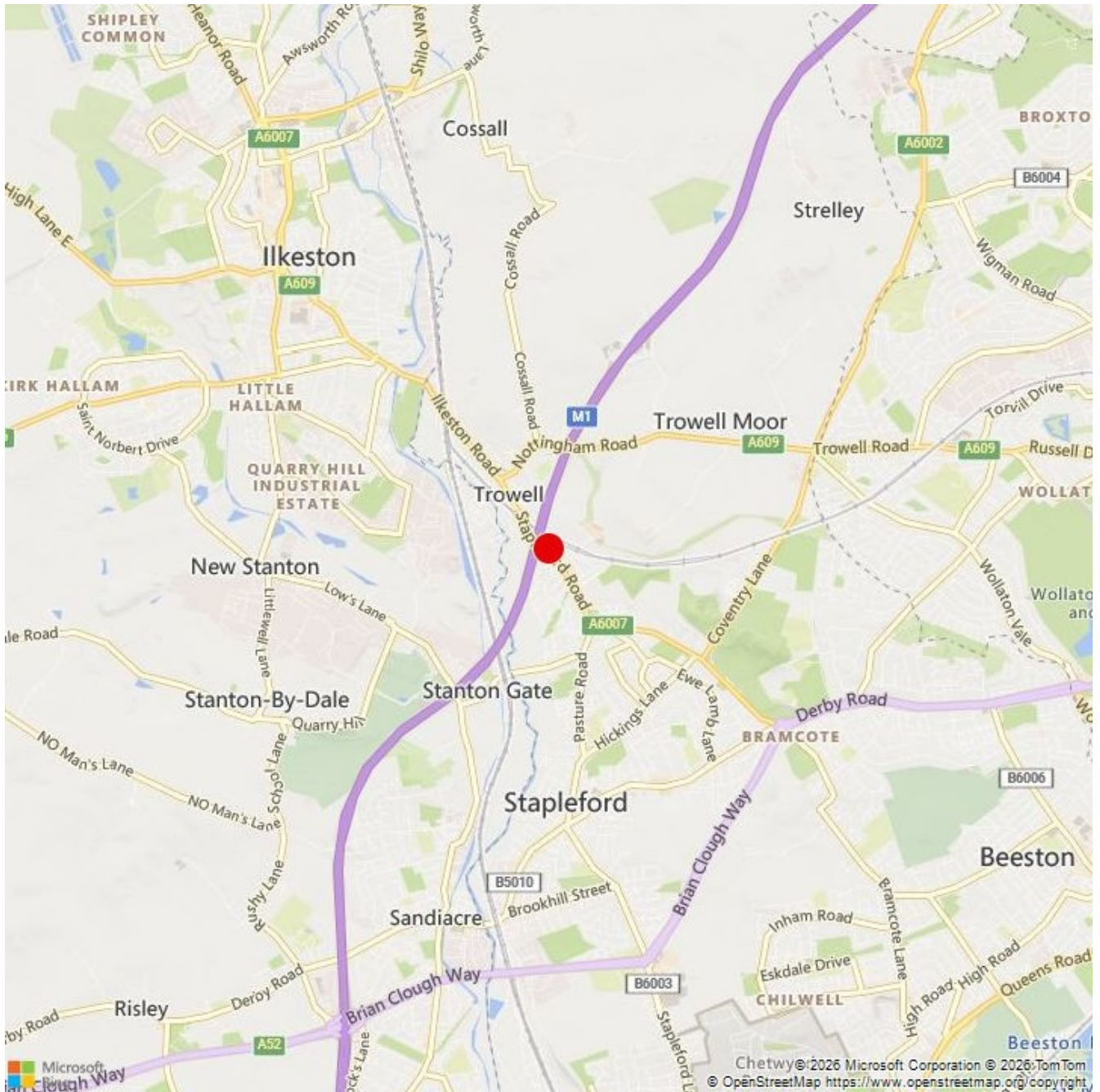
2) These particulars do not form part of any offer or contract and "information" must not be relied upon as statements, representations or facts.

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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