

Industrial

UNIT 10 | NOTTINGHAM WHOLESALE AND TRADE PARK

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



UNIT 10 | 1,198 SQ FT

Industrial unit

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
- 24 Hour Access
- Well Maintained Estate
- Flexible Space
- Car Parking
- WC Facilities

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£14,100.00	£11.77
Rates	£3,900.00	£3.26
Maintenance Charge	£12,000.00	£10.02
Insurance	£239.60	£0.20
Total Cost	£30,239.60	£25.24

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (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/UIP0100294

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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	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (75)



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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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