

WAREHOUSE , TO LET

UNIT 2 & 3 MEADOW LANE IE, STAPLEFORD ROAD

Trowell, Nottingham, NG9 3QB



KEY FEATURES

- Rent: £72,000 per annum
- 13,967 Sq Ft (1,297.53 Sq M)
- Located on the A6007 just 3 miles from J25 M1
- Twin bay unit with Offices & Mezzanine Storage
- May split to provide warehouse from 6,582 sq ft
- 3 Phase Electric
- 3.6m eaves
- Roller Shutter Door 6m w x 3m h

OMEETO NOTTINGHAMSHIRE

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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

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

Dual-bay warehouse with Mezzanine benefitting from vehicle access door (6m wide x 3m high). 3.6 m eaves. Fitted with offices, kitchen and Mezzanine Storage. Parking for approx 10 vehicles.

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
Unit 2	6,582	611.47
Unit 3 Mezzanine	803	74.6
Unit 3	6,582	611.47
TOTAL	13,967	1,297.53

PLANNING

We understand the property has been use for B2 (General Industrial) and B8 (Storage or distribution) 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 warehouse and premises on VOA.gov.uk under two separate assessments.
Unit 2: Rateable Value = £17,500
Unit 3: Rateable Value = £18,250

SERVICE CHARGE

Is payable for the running, maintenance and upkeep 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 FRI lease for a minimum term of 3 years.

RENT

The premises is available to rent for £72,000 per annum.

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 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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ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

PAPER COPYING LICENCE

100062569

PARTICULARS UPDATED

13-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

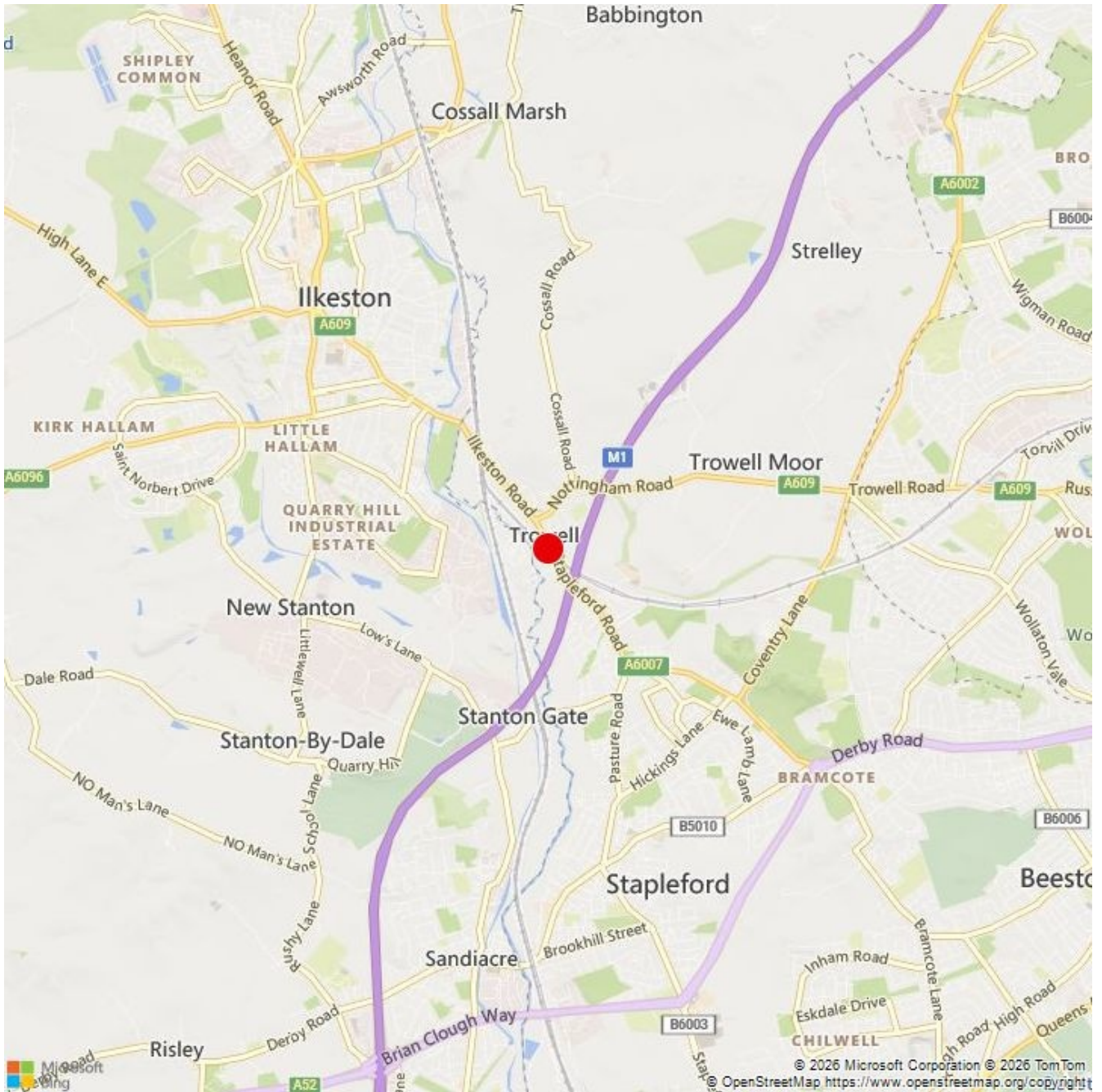
1) Omeeto are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made by word of mouth or in writing.
2) 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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