

Industrial

# ADMIN 3 | NOTTINGHAM WHOLESALE AND TRADE PARK

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



## ADMIN 3 | 364 SQ FT

Unit available on secure, busy estate

This unit is on a secured gated estate with CCTV and has many local amenities nearby. The unit benefits from a prominent roadside location, 24 hour access and ample parking. It would make a perfect starter or storage unit. 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

- Car Parking
- Well Maintained Estate
- 24 Hour Access
- Storage Unit
- Starter Unit
- Flexible Space

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£4,700.00	£12.91
Rates	£812.50	£2.23
Maintenance Charge	£819.00	£2.25
Insurance	£72.80	£0.20
<b>Total Cost</b>	<b>£6,404.30</b>	<b>£17.59</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/UIP0100304](http://unit.info/UIP0100304)

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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 3/4 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 (61)



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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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