

Industrial

UNIT 11 | NOTTINGHAM WHOLESALE AND TRADE PARK

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



UNIT 11 | 884 SQ FT

Industrial Unit with office

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

- ☒ 24 Hour Access
- ☒ 3 Phase Power
- ☒ On-Site Canteen Facility
- ☒ Office Accommodation
- ☒ Car Parking
- ☒ WC Facilities



Occupational Costs

	Per Annum	Per Sq Ft
Rent	£12,100.00	£13.69
Rates	£2,937.60	£3.32
Maintenance Charge	£2,000.00	£2.26
Insurance	£176.80	£0.20
Total Cost	£17,214.40	£19.47

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/UIP0100295

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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	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (53)



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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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