

NEW UNIT PROPOSED

**RENNIE HOGG ROAD
NOTTINGHAM**



PROPOSED WAREHOUSE / INDUSTRIAL UNIT ON SELF-CONTAINED SITE
PROPOSED GIA: 17,700 SQ FT (1,644 SQ M)

**SELF-CONTAINED DETACHED WAREHOUSE TO BE BUILT ON
SECURE SITE
TWO-STOREY OFFICES INCORPORATED
ESTABLISHED INDUSTRIAL LOCATION
EXCELLENT CAR PARKING
CENTRAL NOTTINGHAM LOCATION AND CLOSE PROXIMITY TO
NOTTINGHAM CITY CENTRE, A52 AND M1, J24/J25**

SAT NAV: NG2 1RX

Property Particulars

**Geo
Hallam &
Sons**

0115 958 0301
www.geohallam.co.uk

LOCATION

The premises are located on Rennie Hogg Road approximately one mile south west of Nottingham City Centre and is accessed off Queens Drive (the A453). The property provides convenient access to Nottingham's outer ring road (A52) at the Clifton Bridge junction and onwards to the M1, junctions 24, 25 and 26 via the A453, A52 and A610 respectively.

The property also offers excellent public transport links with Nottingham train station located circa one mile north east as well as a Park and Ride being located nearby and regular bus services to Riverside Business Park.

Improvements have also recently been made to the NET Tram System with the nearest stop being located approximately a 10 – 15 minute walk from the property.

Riverside Business Park houses a number of major occupiers including Experian, Allianz Insurance, Kuehne + Nagel, Atos Medical and Crawford & Company. There is also the Riverside Retail Park nearby with occupiers such as B&Q, Boots and Next as well as Travel Lodge being located nearby.

DESCRIPTION

The client intends to construct a Unit based on a forward commitment from a tenant.

The enclosed Architects drawings have been drawn up for a unit of 17,700 sq ft incorporating two-storey offices of 3,220 sq ft with 30 on-site car parking spaces.

The property will be built to a high quality specification with a secure level yard and occupier parking.

The landowner will submit a Planning Application for the proposed scheme once an Agreement for Lease is in place with a proposed occupier. This will give the opportunity for an incoming occupier to secure a bespoke building.

Other tenant proposed layouts will also be considered, further information is available from the Agent upon request.

ACCOMMODATION

Based on the Architect's drawings provided it is anticipated that the new building will have a Gross Internal Area in the region of:

Description	sq m	sq ft
Industrial	1,345	14,480
Offices	299	3,220
Total	1,644	17,700

The property has a site area in the region of 1.05 acres (0.425 hectares).

TENURE

The proposed industrial / warehousing unit is available on a leasehold basis only. Further details are available upon application.

QUOTING RENT

A guide rent is available upon application.

BUSINESS RATES

The property will need to be assessed upon completion, however, a guide is available from the Agent upon request.

PLANNING

Planning is likely to be sought for Classes E (Business), B2 (General Industrial) and B8 (Storage and Distribution) Uses.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate will be prepared upon completion of the proposed development.

VAT

All figures are quoted exclusive of VAT if applicable.

LEGAL COSTS

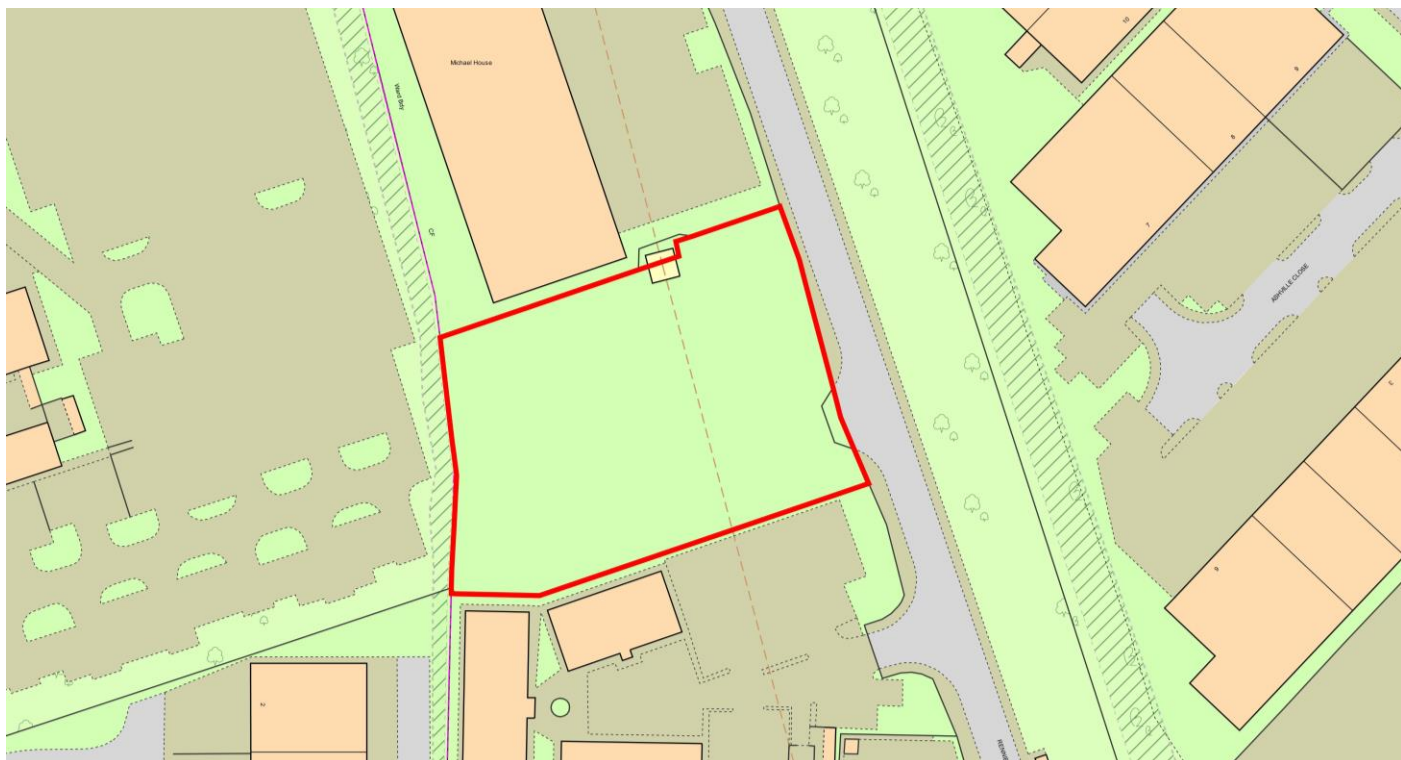
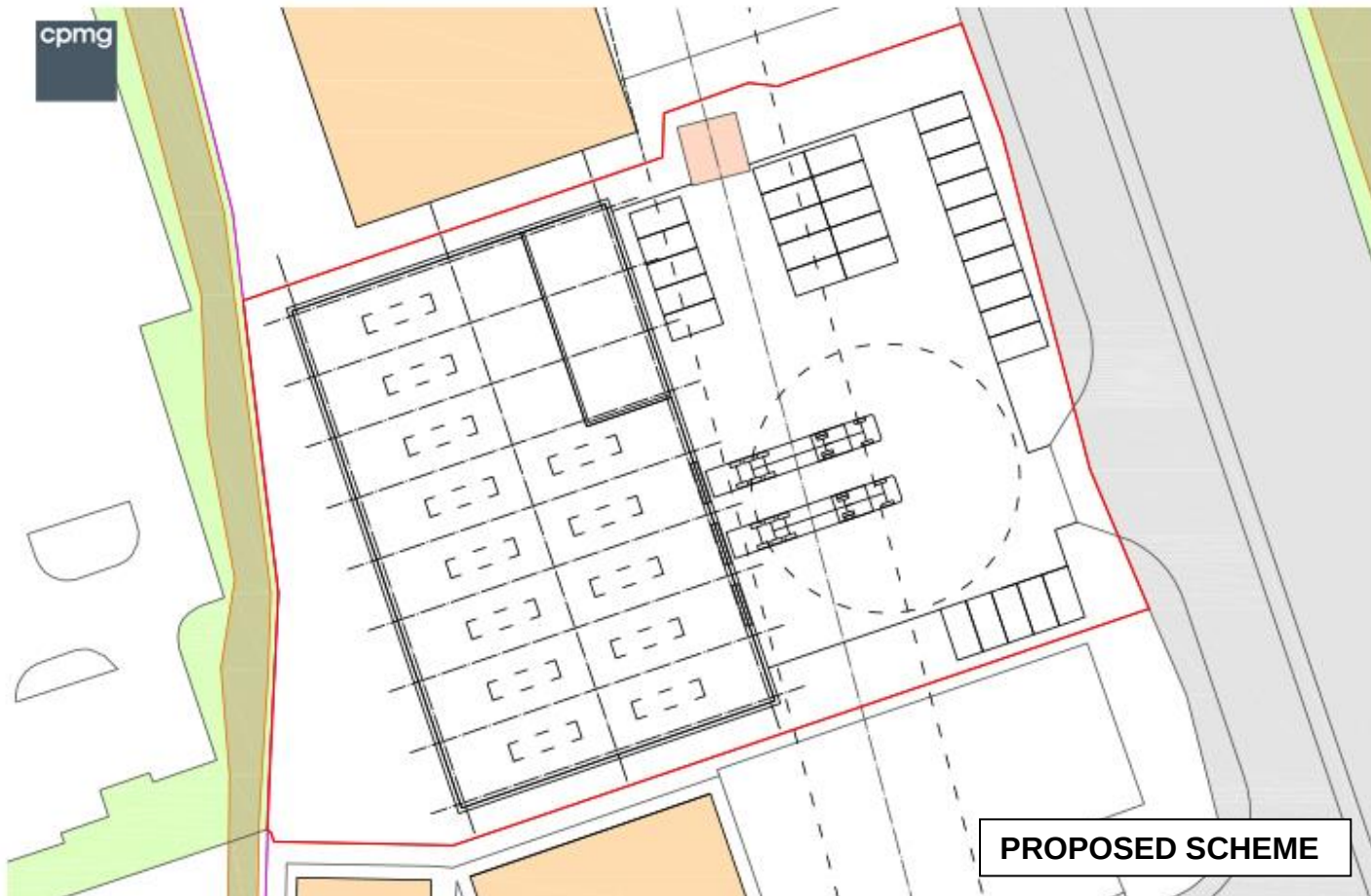
Each party will be responsible for their own legal costs involved in the transaction.

VIEWING

By appointment with the sole agent Geo. Hallam & Sons:

Contact: Giles Davis
Email: giles.davis@geohallam.co.uk
Direct Tel: 01159 580 301

April 2021



**Geo
Hallam &
Sons**

0115 958 0301
www.geohallam.co.uk

Property Particulars

Chartered Surveyors

**24 Regent Street
Nottingham
NG1 5BQ**

**Tel : 0115 958 0301
Fax : 0115 950 3108**

MISREPRESENTATION ACT: Geo Hallam & Sons for themselves and for the Vendors or lessors of this property whose agents they are give notice that: **1)** the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract. **2)** All descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them. **3)** No person in the employment of Geo Hallam & Sons has any authority to give any representation or warranty whatsoever in relation to this property.