

# TO LET

## INDUSTRIAL/WORKSHOP

HESTON HOUSE  
MEADOW LANE  
NOTTINGHAM

NG2 3HE

Prime Location.



## LOCATION

The property occupies a prime location fronting Meadow Lane close to its junction with County Road directly opposite Notts County football Club stadium providing a rare opportunity on the fringe of Nottingham city centre and West Bridgford. The premises benefit from a central and key location within a vibrant area with nearby occupiers including: **The Fruit Basket, 200 Degrees Roastery, Pure Padel, Arthur Johnson and sons, The Trent Navigation and Lady Bay Retail park.**

## PROPERTY/ACCOMMODATION

The property comprises a substantial self-contained warehouse, workshop and office accommodation arranged around a central gated yard / loading area providing the following accommodation:

**Ground Floor Warehouse:** 613.6 sq.m / 6,605 sq.ft

**Ground Floor Office:** 52.4 sq.m / 564 sq.ft

**First Floor Office:** 52.4 sq.m / 564 sq.ft

**Total:** 718.4 sq.m / 7,733 sq.ft



## TENURE

The property is available to let by way of a new effectively full repairing and insuring lease for a term to be agreed.

## RENT

£55,000

## BUSINESS RATES

The Tenant will be responsible for the payment of business rates to the Local Authority. The premises have been assessed for rating purposes as follows:

Rateable Value (from April 2026) - £25,750

## INSURANCE

The Insurance charge for the current financial year is available upon request.

## LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in connection with this sale.

## VAT

All sums quoted are exclusive of VAT if applicable.

## SERVICE CHARGE

Information available upon request.

## ENERGY PERFORMANCE CERTIFICATE

The energy performance certificate is available upon request.

## PLANNING

We understand the property benefits from planning consent for the following uses:

Class E

(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

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## CONTACT:

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WEST BRIDGFORD, NOTTINGHAM



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