

# MUSSON LIGGINS



BEESTON

**UNIT 17  
TRENT GATEWAY**

**£54,445**

PER ANNUM EXCLUSIVE

532.39 sq m (5,731 sq ft)

**TO LET**

Modern Industrial Unit

**With Office Accommodation**

Unit 17,  
Trent Gateway,  
Beeston Business Park,  
Technology Drive,  
Nottingham,  
NG9 1LA

 0115 941 5241

 [Matthew@mussonliggins.co.uk](mailto:Matthew@mussonliggins.co.uk)

 [mussonliggins.co.uk](http://mussonliggins.co.uk)

## GENERAL DESCRIPTION

The subject property comprises a modern industrial unit with first-floor office space.

### FEATURES

- ▶ WC & KITCHENETTE FACILITIES
- ▶ 6 ALLOCATED PARKING SPACES
- ▶ MINIMUM EAVES HEIGHT OF APPROXIMATELY 8 METRES.



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## LOCATION

The subject property is situated within Beeston Business Park, an established commercial location positioned approximately 4 miles south-west of Nottingham City Centre. The site benefits from excellent access to University Boulevard (A6005), which provides direct connectivity to both Nottingham and Beeston town centre..

The property also benefits from proximity to Beeston Railway Station, which is within walking distance and provides regular services to Nottingham and further afield. The A52 (Clifton Boulevard) and Junction 25 of the M1 Motorway are both within a short drive.

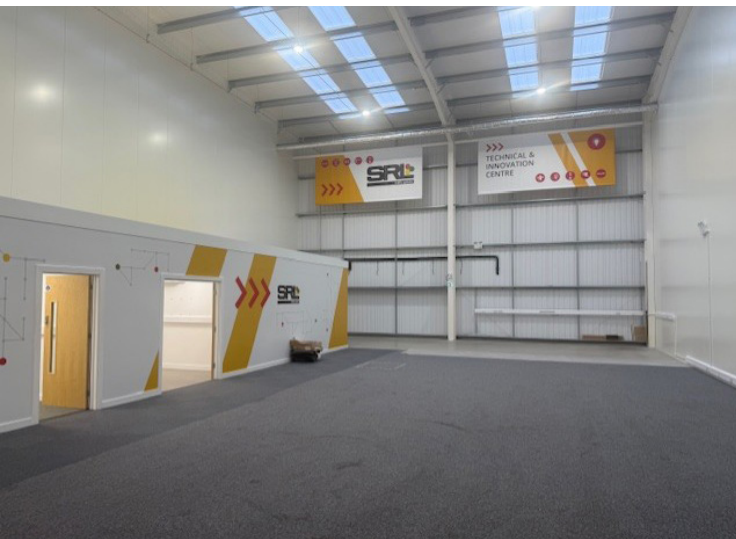
## DESCRIPTION

The subject property comprises a modern mid-terrace industrial unit situated within Trent Gateway, a high-quality development of 18 industrial/warehouse premises constructed to a high specification. The unit is of steel portal frame construction with a solid concrete floor and a minimum eaves height of approximately 8 metres, ideal for a variety of industrial or storage uses.

Internally, the property provides open-plan warehouse accommodation, with a pedestrian entrance leading to a first-floor office area complete with kitchenette facilities. Additionally, the unit benefits from a number of demountable partitioned offices at ground floor level, along with separate W/C facilities.

Externally, the property features a full-height sectional loading door for goods access and benefits from dedicated parking for up to six vehicles directly to the front of the unit.

Unit 17	M <sup>2</sup>	Ft <sup>2</sup>
Ground Floor Warehouse	301.79	3,249
Ground Floor Offices	135.93	1,463
First Floor Offices	94.67	1,019





## BUSINESS RATES

Budget figures are available from the Agents.

For further information on Rates Payable and Small Business Rates Relief contact Nottingham City Council

## PLANNING

We understand that the property has Planning Consent for its existing use.

For further information, please contact Nottingham City Council

## EPC (ENERGY PERFORMANCE CERTIFICATES)

A copy of the existing building's Energy Performance Certificate can be obtained from the Agents

## TERMS

The premises are available by way of an Assignment and/or Underletting for the residue of the term expiring 9/07/2031, on terms to be agreed.

## RENT

**£54,445 (Fifty Four Thousand Four Hundred and Forty Five Pounds)**  
Per Annum Exclusive

## SERVICES

We understand that mains electricity, water and drainage are connected to the premises.

However, we recommend that interested parties contact the relevant service providers to confirm this.

## VAT

Prices are quoted exclusive of Value Added Tax (VAT).

## LEGAL COSTS

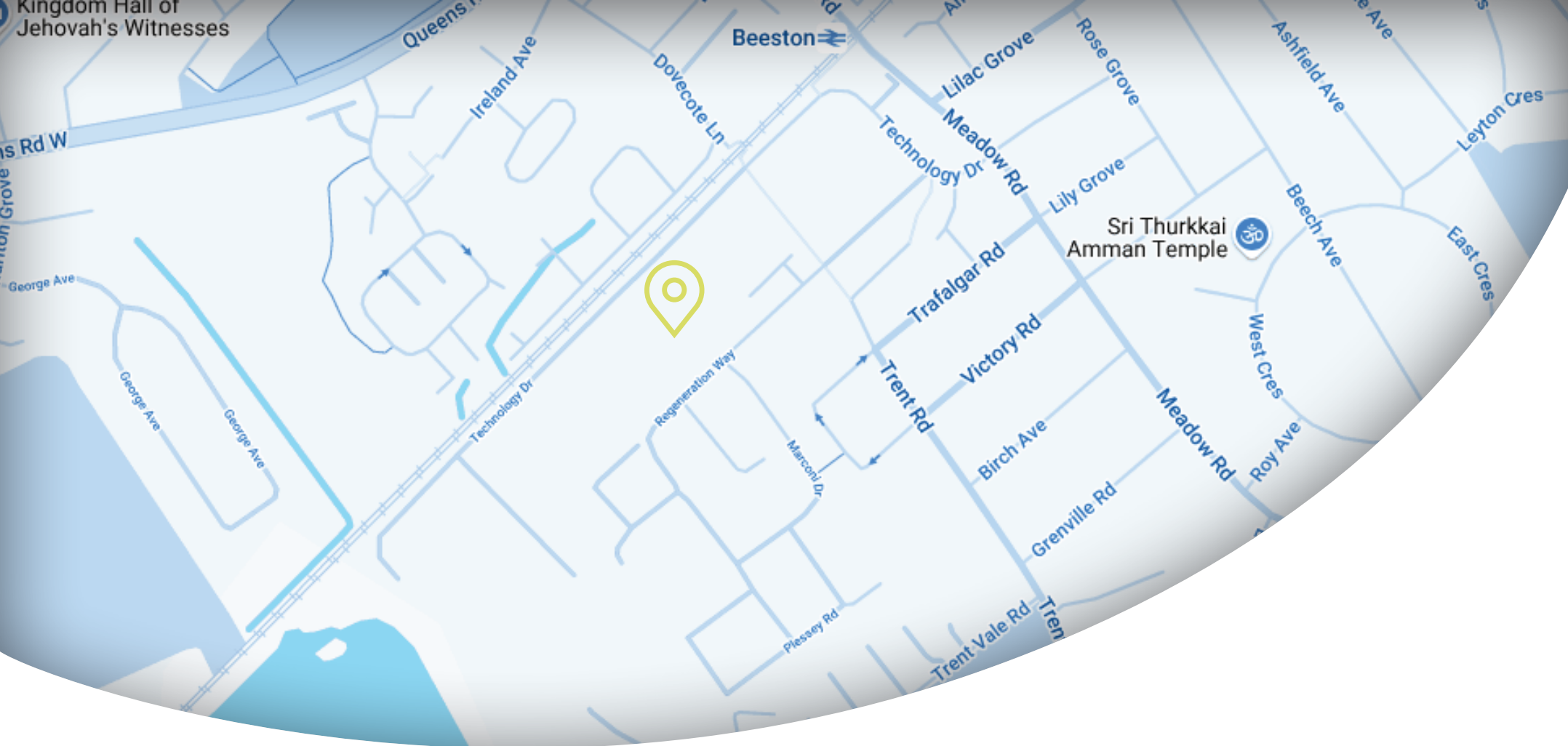
Each party will be responsible for their own legal costs incurred in this transaction.

## VIEWING

Strictly by prior appointment with the Sole Agents Musson Liggins Ltd.

## CONTACT

Matthew Wade BSc (Hons) MRICS  
[matthew@mussonliggins.co.uk](mailto:matthew@mussonliggins.co.uk)



## MISREPRESENTATION

While every effort has been made to ensure that these particulars provide a true and fair summary of the development, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this development. To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the development that liability is excluded to the extent permitted by law from time to time.

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Brigade House 5, Albion Street,  
Beeston, Nottingham NG9 2PA



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At Musson Liggins we aim to deliver a personal and professional service you can trust, with clear, practical advice and guidance.

Property services we offer include; Sales and Lettings of Commercial and Investment Properties, Acquisition and Property Investment Advice, Red Book Valuations, Rent Reviews, Lease Renewals, Landlord and Tenant Advice.

If you would like to discuss any property related matter, do not hesitate to contact our friendly and professional team.



**MATTHEW WADE** BSc HONS MRICS  
DIRECTOR

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