



**BOX**  
property



## TO LET : CITY CENTRE INDUSTRIAL / SHOWROOM UNIT

Crocus Street, Sheriffs Way, Nottingham NG2 3DP

### LOCATION

The property is prominently located with frontage to Crocus Street and Sheriffs Way, a four lane arterial route linking the A453 with the A60 in Nottingham city centre, adjacent to Nottingham Train Station. The property is accessed from Crocus Street.

The property offers an extremely rare city centre retail warehouse/light industrial opportunity close to **Carrington Street** to the North which leads to the main central retail district. Crocus Street leads to the **Meadows** suburb to the South and on towards **Trent Bridge** and **West Bridgford**. The main arterial route of **Clifton Boulevard** is located within 2 miles to the West which connects to J24 of the M1 via the A453, providing direct access onto the National Motorway Network.

There has been extensive development in the immediate vicinity recently, including the 450,000 sq.ft Unity Square office development directly opposite the subject site and a plethora of large scale PBSA and PRS blocks within 100 meters on the nearby Traffic Street and Queens Road.

### PROPERTY

The property was previously used as an electrical appliance showroom and workshop.

Internally, the accommodation is divided into light industrial and showroom accommodation with extensive office / staff ancillary areas. To the rear, the property benefits from a self-contained fenced and gated compound providing external storage and customer parking.

### ACCOMMODATION

The property comprises the following approximate internal floor areas:

	m	ft
Apex Height	6.57	21
Eaves Height	5.22	17
	sq.m	sq.ft
Ground Floor Warehouse	1,322.5	14,235
First Floor Mezzanine	217.3	2,339
<b>Total</b>	<b>1,539.8</b>	<b>16,574</b>

For further information or  
to arrange a viewing please  
contact BOX Property

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Park Lodge, Bridgford Road, West Bridgford, Nottingham NG2 6AT





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### 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

**£150,000 pa exclusive.**

### 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 (2023) £48,000.

*For further information please contact Nottingham City Council's rating office.*

### PLANNING

We understand the property benefits from planning consent for the following uses: Class E (Commercial, Business and Services use)

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

### LEGAL COSTS

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

### VAT

All sums quoted exclusive of VAT if applicable.

### ENERGY PERFORMANCE CERTIFICATE

Available upon request.

### VIEWING

Viewing is available by appointment with the sole agents.

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