



## TO LET : HIGH QUALITY TRADE / WAREHOUSE / INDUSTRIAL UNITS

Glaisdale Trade Park, Glaisdale Drive East, Nottingham, NG8 4GU

### LOCATION

Glaisdale Trade Park is located within the popular and established Glaisdale Industrial Estate on the west-side of Nottingham. The position benefits from good access to the City's outer ring road via A609 with onward connections to J25 and J26 of the M1 motorway via A6002. The area is well serviced by numerous public transport routes with nearby residential areas being densely populated to add to the catchment for trade users.

### ACCOMMODATION

The premises provides the following approximate area:

	m <sup>2</sup>	ft <sup>2</sup>
Unit 5	333.68	3,592
Unit 6	333.33	3,588

Units can be combined\*

### DESCRIPTION

The units are arranged within a single terrace, each of a steel portal frame construction with blockwork elevations cloaked with full height profile cladding featuring enhanced glazing to boost nature light levels around a pedestrian access door.

Key features include the following:

- 8m internal eaves height
- Power assisted level access loading door
- 3 phase power supply
- Water utility connections
- Communal bin storage
- Dedicated car parking spaces

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

**Frankie Labbate**  
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07930 406 727

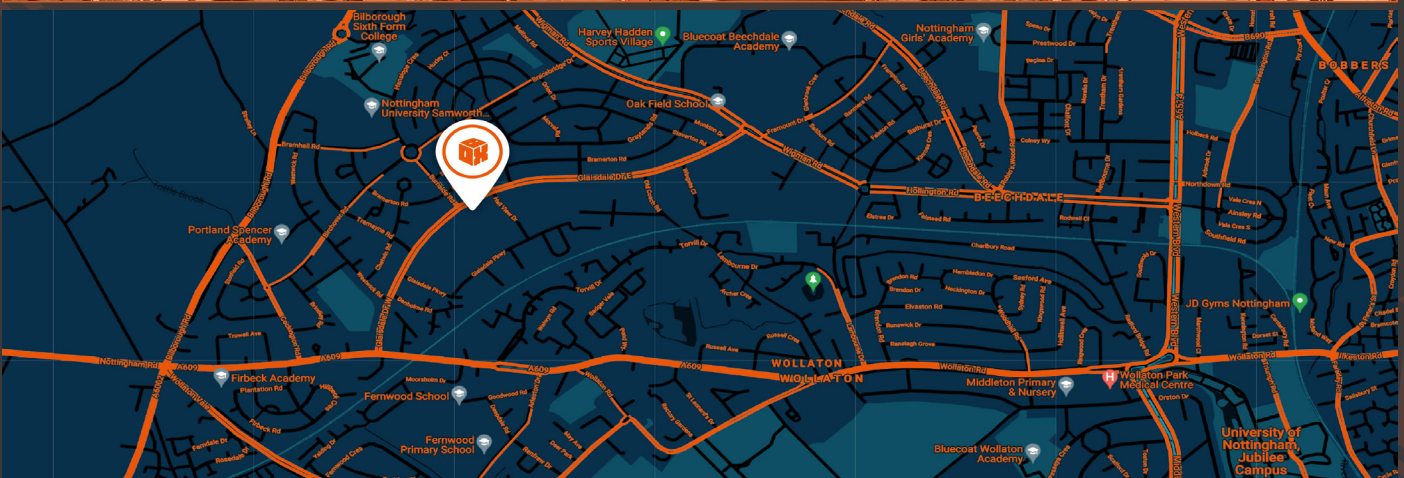
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Park Lodge, Bridgford Road, West Bridgford, Nottingham NG2 6AT





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### LEASE

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

### RENT

Unit 5 - **£36,000** per annum - **LAST UNIT AVAILABLE**

Unit 6 - **£36,000** per annum - **NOW LET**

### 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:  
To be assessed.

### LEGAL COSTS

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

### PLANNING

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

Class B consent (Business and Industrial)

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

### VAT

Value added tax is applicable at the prevailing rate.

### SERVICE CHARGE

Service charges for the financial year is available upon request.

### ENERGY PERFORMANCE CERTIFICATE

EPC's are available upon request

### VIEWING

Viewing is available by appointment only. Contact details below.

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### IMPORTANT NOTICE

Box Property give notice that: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Box Property or the vendor/ lessor. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser/ lessor must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/lessor does not make or give and neither Box Property or any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Every care has been taken in the preparation of these particulars, but their accuracy cannot be guaranteed. All properties are offered subject to contract and availability.

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