



## FOR SALE : MUTI-LET LIGHT INDUSTRIAL INVESTMENT

### Windsor Street Works, Windsor Street, Beeston NG9 2BU

#### LOCATION

Windsor Works is strategically located just off Queens Road, in close proximity to both Beeston Town Centre and the University of Nottingham, University Park Campus. The estate is situated circa 3 miles from the M1 Motorway, Junction 25 and is just under 3 miles from Nottingham City Centre. East Midlands Airport is a 20 minute drive time and nearby Beeston Train station offers direct and regular services to Nottingham, Birmingham and London.

#### DESCRIPTION

Terraced warehouse/light industrial units constructed of solid brick elevations with metal cladding. The units have roller shutter doors, leading directly into the main warehouse spaces making them suitable for workshop/manufacturing/storage space.

To the front of the property there is a well-proportioned forecourt providing loading and parking areas. The unit benefits from the following specification:

- Loading and parking forecourt
- 3 phase power supply
- Roller shutter doors
- Individual EPC's available upon request

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

**Frankie Labbate**  
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Park Lodge, Bridgford Road, West Bridgford, Nottingham NG2 6AT





**BOX**  
property



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### ACCOMMODATION

The premises provides the following approximate gross internal areas:

	sq.m	sq.ft
Unit 4	224	2,408
Unit 5	364	3,922
Unit 6	138	1,488
<b>Total</b>	<b>726</b>	<b>7,818</b>

### LEASE INFORMATION

	Tenant	Lease Expiry	Rent	Rent Per ft <sup>2</sup>
Unit 4	Intercity Auto Repairs Limited	November 2024	£11,500	£4.77
Unit 5	Standby Event Limited	February 2027	£25,000	£6.37
Unit 6	Weldcare Limited	Periodic	£8,500	£5.71
<b>Total</b>			<b>£45,000</b>	<b>£5.75</b>

\* All units are leased on Ex-act tenancies.

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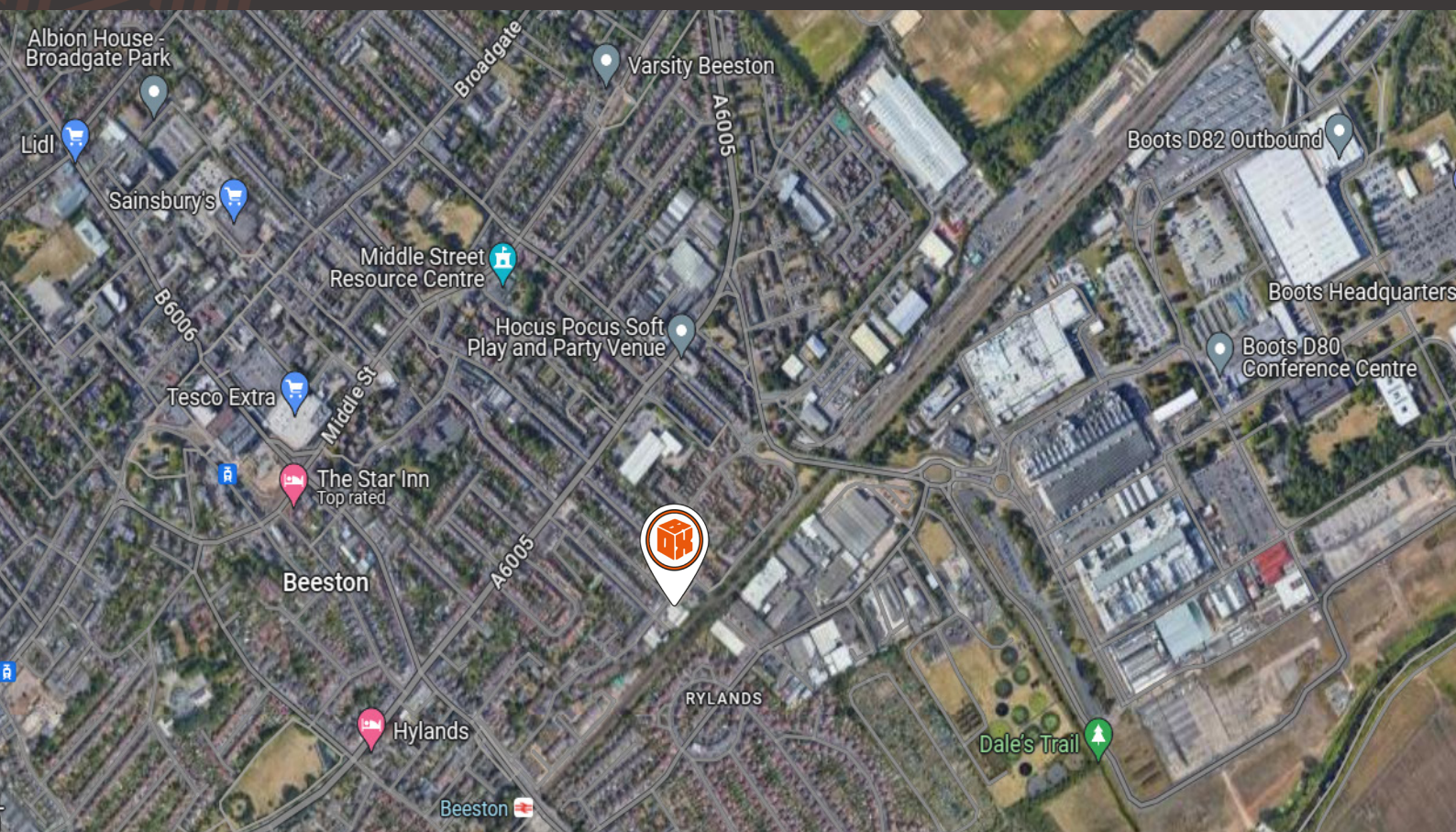
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#### TENURE

Freehold subject to existing tenancies.

#### SERVICE CHARGE

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

#### PLANNING

We understand the property benefits from planning consent for the following uses:  
Class E (Business use) and Class B8 (Storage and Distribution)  
(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

#### PRICE

Offers are invited at a guide price of:

**£625,000** (six hundred and twenty five thousand pounds)

#### 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.

#### VIEWING

Viewing is available by appointment with the sole agents.

#### ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

#### 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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