/INDURENT



Industrial

ADMIN 3 | NOTTINGHAM WHOLESALE AND TRADE PARK

The Wholesale District, Clarke Road, Nottingham, NG2 3JJ

ADMIN 3 | 364 SQ FT

Unit available on secure, busy estate

This unit is on a secured gated estate with CCTV and has many local amenities nearby. The unit benefits from a prominent roadside location, 3 phase power, 24 hour access and ample parking.
The Wholesale District comprises two terraces of industrial units plus an administration block offering a range of unit sizes catering for small start-up businesses and larger more established businesses.

Lease Type	New



Unit Summary

- Roller Shutter Door
- Well Maintained Estate
- 24 Hour Access
- Storage Unit
- Starter Unit
- On-Site Canteen Facility

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£5,200.00	£14.29
Rates	£1,080.00	£2.97
Maintenance Charge	£819.00	£2.25
Insurance	£72.80	£0.20
Total Cost	£7,171.80	£19.70

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.

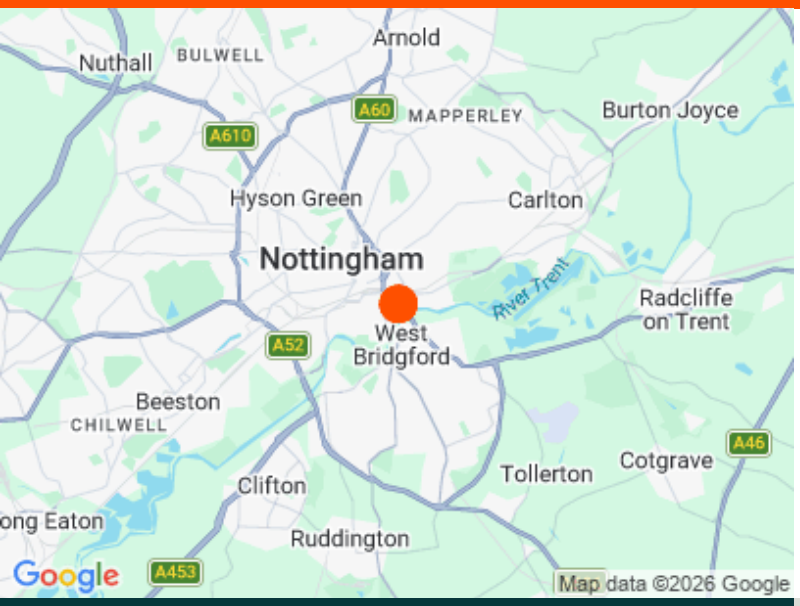
For more info please visit: unit.info/UIP0100304

+44(0) 808 169 7554

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Location

Nottingham Wholesale and Trade Park is located in a mixed use area of predominantly warehouse/trade counter accommodation sandwiched between the 2 principle trunk roads, A60 and A612, on the north bank of the River Trent approximately ¾ mile south of Nottingham City centre.

Road
M1: 9 miles

Airport
East Midlands: 13 miles

Rail
Nottingham Train station: 2 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (61)

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Key Contact



Rebecca Beddows

Senior Customer Engagement Manager

"Rebecca joined Indurent in 2019 and is our Customer Engagement Manager for our properties in the Midlands. Please drop Rebecca a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com"

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