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TO LET



GOOD QUALITY INDUSTRIAL UNIT WITH 2 STOREY OFFICES

14,477 SQ FT

Rent: On Application

Unit C
Willow Road
Nottingham
Nottinghamshire
NG7 2TA

- Immediately available
- Good quality industrial unit on established and popular business park
- Well located to access Nottingham city centre and J.24/25, M1
- Shared yard with 12 car parking spaces
- Electric roller shutter door with loading canopy

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UNIT C, WILLOW ROAD, NOTTINGHAM, NOTTINGHAMSHIRE, NG7 2TA

The Opportunity
Immediately available industrial unit with 2 storey offices on a popular business park with excellent road links to J.24.25, M1

Location
The property is situated on the western fringe of Nottingham city centre with immediate proximity to Nottingham's outer ring road

The property is situated on an established and popular industrial estate situated close to the A52 which provides direct access to the M1 at J.25 and J.24 via the A453.

Description
Good quality warehouse unit with 2 storey offices.

The warehouse benefits from a covered loading area to the front with access via a roller shutter door.

The 2 storey offices include WC & kitchen facilities.

The rear elevation provides the occupier with excellent potential branding facing the outer Nottingham ring road

Specification
The property benefits from the following specification;

Clear working height of between 4.5m & 5.9m
Electrically operated roller shutter door
Canopied loading area
2 storey offices/welfare accommodation
Shared yard with 12 car parking spaces

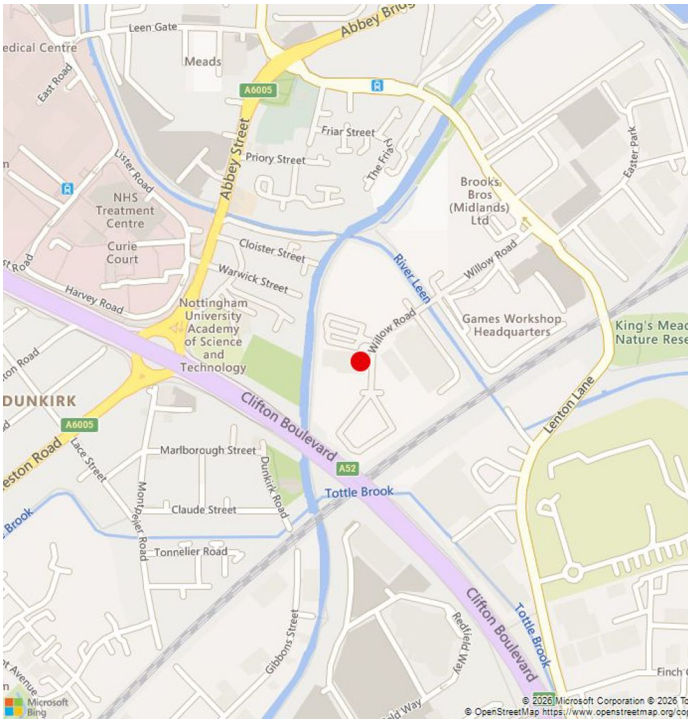
	Sq Ft	Sq M
Ground	11,065	1,027.94
1st	3,412	316.97
TOTAL	**14,477**	**1,344.91**

Workforce & Demographics
The property benefits from excellent labour drive time demographics and accessibility to both Nottingham & Derby's labour markets

Tenure
Leasehold

VAT
Applicable

Legal
Each party to bear their own costs







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