KSRE
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TO LET



FOUR INTERCONNECTED HIGH QUALITY TERRACE INDUSTRIAL/WAREHOUSE UNITS WITH FIRST FLOOR OFFICES AND LOADING/PARKING TO THE FRONT

26,027 SQ FT

Rent: On Application

Unit 12-16
Eldon Road
Beeston
Nottingham
Nottinghamshire
NG9 6DZ

- Immediately Available
- High quality industrial/warehouse space
- 5m eaves
- Well located for J.25, M1 and Nottingham/Derby

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UNIT 12-16, ELDON ROAD, BEESTON, NOTTINGHAM, NOTTINGHAMSHIRE, NG9 6DZ

The Opportunity
Immediately available - four interconnected high quality terrace industrial/warehouse units with first floor offices and loading/parking to the front.

To let via sub-let or assignment with the lease expiring 28th September 2028

Location
The Eldon Road Trading Estate is strategically located just off the A6005 Nottingham Road, adjacent to Chilwell Retail Park.

The estate is situated 3.5 miles from J.25, M1. Nottingham being c.5.5 miles

Description
Immediately available - four interconnected high quality terrace industrial/warehouse units with first floor offices and loading/parking to the front

Specification
The unit benefits from the following specification;

5m eaves height
Loading and parking to the front
3 phase power supply
Roller shutter doors
Translucent roof panels
Solid concrete floors
First floor office/welfare space

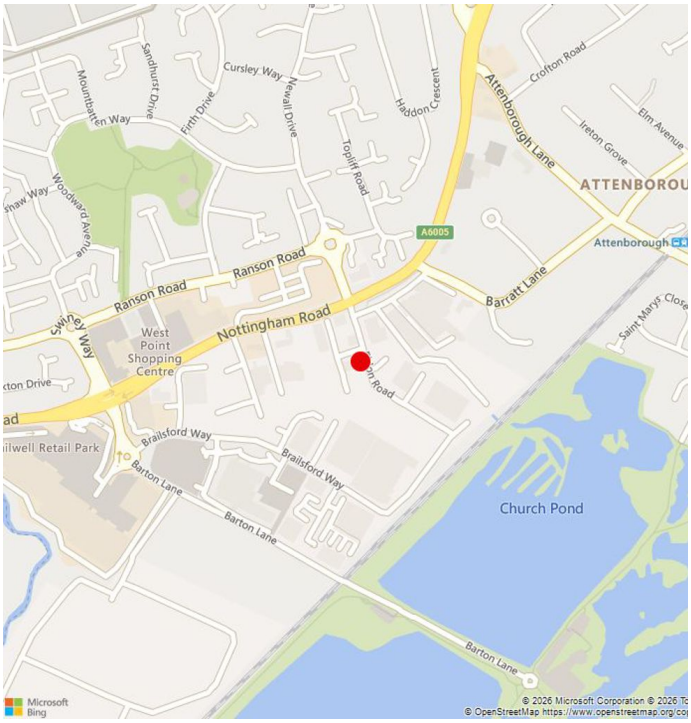
	Sq Ft	Sq M
Units 12 - 16	21,474	1,994.93
Units 12 - 16	4,553	422.97
TOTAL	**26,027**	**2,417.91**

Workforce & Demographics
Well located for J.25, M1 and both Nottingham & Derby offering excellent labour drive time demographics

Tenure
Leasehold

VAT
Applicable

Legal
Each party to bear their own costs



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