

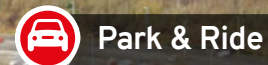


TO LET/FOR SALE

PHOENIX
3.76 acres (1.52 ha)

**DESIGN & BUILD OPPORTUNITY &
OPEN STORAGE LAND**
3.76 acres (1.52 ha)

[Drone VT click here](#)



Park & Ride



Tram

Millennium Way



1 mile J26 M1



Just off A610 adjacent to
Park & Ride and Tram Stop



3.5 miles Nottingham
City Centre

Planning

The site known as Phoenix is located on the established Phoenix Business Park. Nottingham City Council have recently reconfirmed the Parks allocation as a "Existing Business Park / Industrial Estate" within the Land and Planning Policies Document. Therefore the site is suitable for all development under the use classes B1, B2 and B8 uses.

Tenure

The property is available freehold or leasehold.

Terms

Upon application to the joint agents.

Services

We understand all mains services are connected to the property.

Legal Costs

Each party to bear their own legal costs.



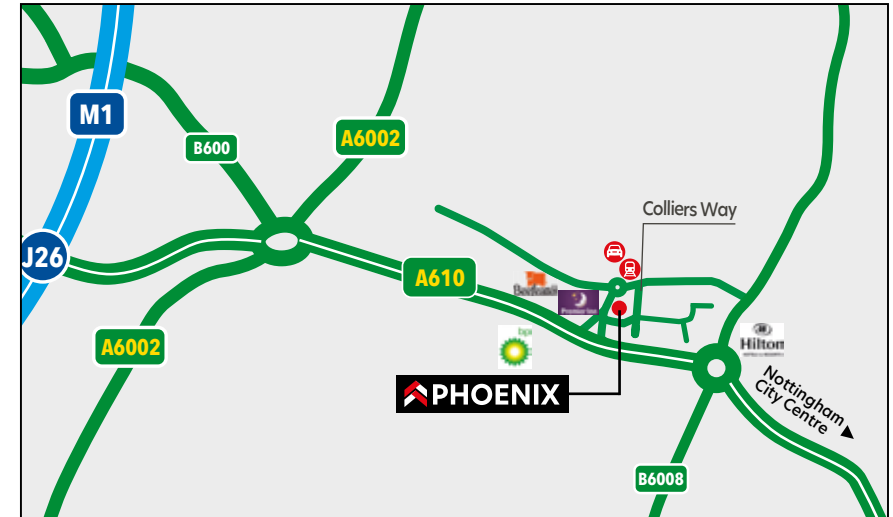
Drive Times/Distances

	Miles	Mins
J26 M1 Motorway	1.3	4
Nottingham City Centre	3.5	14
East Midlands Aiport	15.2	21
Manchester Airport	63.5	102
Birmingham Airport	49.9	54
Sheffield	51	41

SOURCE: GOOGLE

Viewing:

By appointment with the joint agents.



SAT NAV: NG8 6AL

deeper.darker.slides



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IMPORTANT: Conditions under which particulars are issued:

Darby Keye and Cushman & Wakefield for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Darby Keye and Cushman & Wakefield has any authority to make or give any representation or warranty whatever in relation to this property.

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