TO LET / MAY SELL
217,368 sq ft (20,194 sq m)
(Potential for expansion)

CUSHMAN & WAKEFIELD



Nottingham
Bull Close Road
Lenton Lane Industrial Estate
NG7 2TG

PROPERTY FEATURES

The property comprises a large high bay storage and distribution warehouse located in a prime location close to Junctions 24 and 25 of the M1.

FLOOR AREAS

Building	Sq. ft	Sq. m
High Bay Warehouse	164,124	15,247.62
Low Bay Warehouse	35,260	3,275.76
Ground Floor Offices	6,717	624
First Floor Office	6,717	624
First Floor Canteen	4,550	422.71
TOTAL **(Approximate Gross Internal Area)**	**217,368**	**20,194**
Total Site Area (acres)	20.19	
Built Site Area	12.2 acres	
North Elevation Additional Yard	3 acres	

SERVICES

The property has mains drainage, electricity, water and gas.

BUSINESS RATES

From 1 April 2026 the rateable value is assessed at £1,180,000

EPC

The building has an EPC rating of C65, valid until November 2030

SPECIFICATION

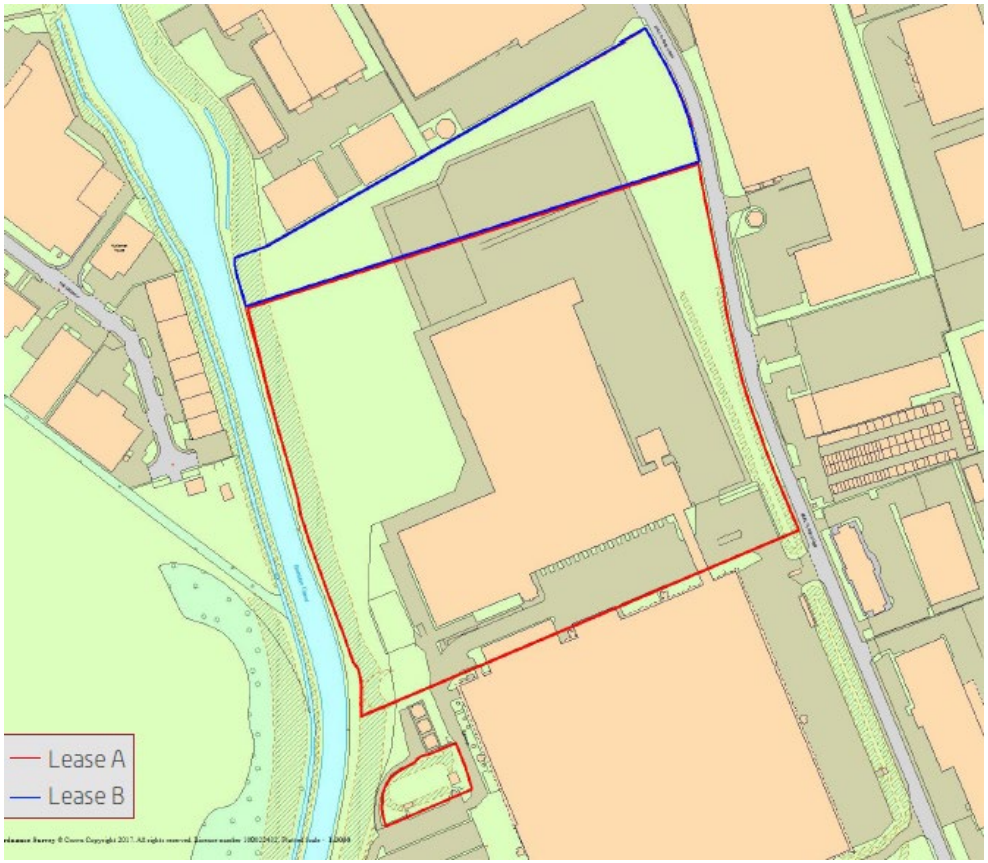
- 15.96m clear working height to the high bay warehouse
- 6.0m clear working height to the low bay warehouse
- Lighting
- Sprinklers
- Optional Warehouse Heating
- Optional Racking (c20,000 pallet positions), VNA and WA configuration
- Maintenance Area
- Goods Lift
- Two-storey offices including canteen and conference rooms
- 16 dock level loading doors
- 2 level access loading doors
- 3 Service Yards
  - East Elevation (with loading): 34m
  - North Elevation: 58m
  - West Elevation: 92m
- Extensive trailer parking (c130 trailers)
- 98 car parking spaces including 4 EV charging bays
- Potential expansion opportunity (c75,000 sq ft)

TENURE

The site is held on two long lease titles both for 999 years from 29th September 1968. The passing rents are Lease A £14,976 per annum and Lease B £4,752 per annum. Total ground rent payable is £19,728 per annum.

Both rents are reviewable at the end of the 99th year (2068). The basis of review is the annual current market rental value of the land, as a whole, based on the value of the land cleared of buildings and available for development in the same class and for the same use as the buildings then on the land. There is a user restriction applicable to Lease A only that states the tenant may not use the property other than for industrial purposes without landlord's consent (not to be unreasonably withheld).

PROPERTY FEATURES





Red: title boundary

Green: developed area

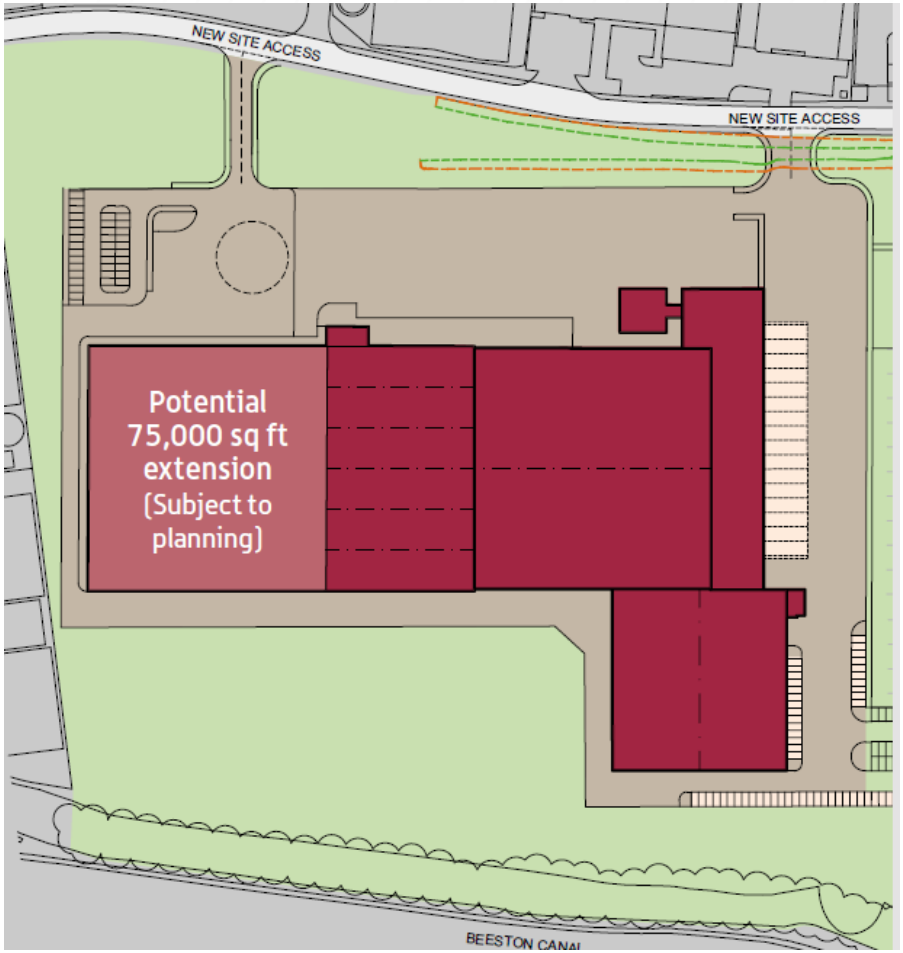
Blue: additional yard area

GROUND CONDITIONS

Prior to its current use by Imperial Tobacco Limited, the property was previously a landfill site operated by Nottingham City Council between the 1930s and 1960s. Active methane venting is present on site and the City Council (in its capacity as both freeholder and principal polluter) has taken responsibility for management of the on-site contamination. Historic site investigation reports are available on request.

PROPERTY FEATURES





AVAILABILITY

The property is available on a new lease for a term to be agreed. Alternatively, the long ground lease interest is available for sale.

RENT / PURCHASE PRICE

On Application

VAT

May be chargeable on the purchase price

LEGAL COSTS

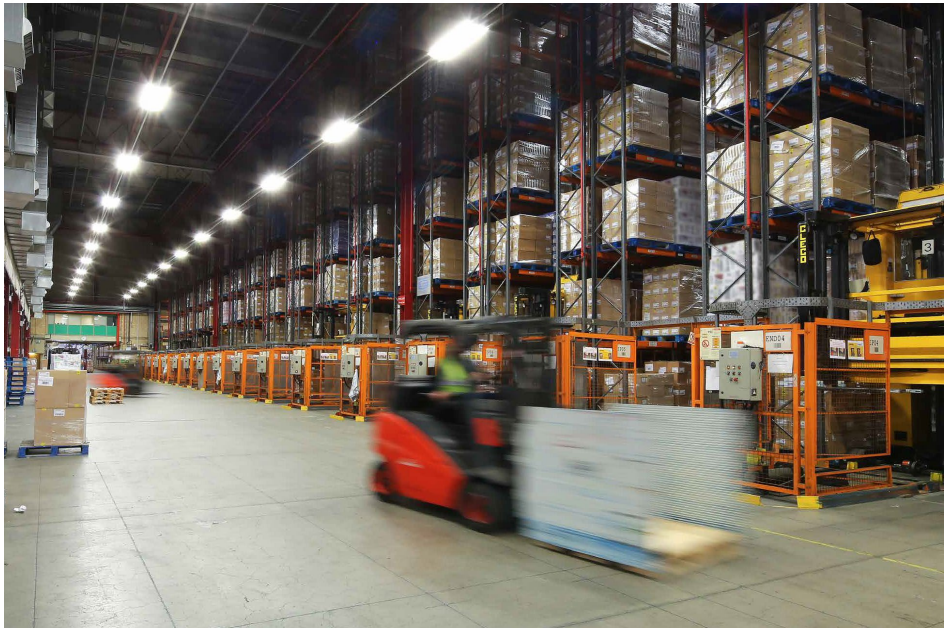
Each party to bear its own costs incurred in the transaction

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of ID and confirmation of the source of funding will be required

PROPERTY FEATURES









PROPERTY FEATURES









LOCATION: Bull Close Road, Nottingham, NG7 2TG

Positioned at the heart of the UK, Nottingham is the economic powerhouse for the East Midlands, being the principal commercial and administrative centre for the region. The city has a population of over 1.3 million people and forms the centre of the UK's eighth-largest urban area. Nottingham's central location means that c.92% of the UK's population is accessible within a 4.5-hour drive.

Nottingham has a working population of over 227,000 people of whom over 167,400 are employed. As a top location for graduate employers, Nottingham is also home to two of the UK's leading universities: the University of Nottingham and Nottingham Trent University. The city boasts one of the youngest populations in the UK, attracting approximately 75,000 students per year.

Nottingham is located approximately 125 miles (200 km) north of London, 55 miles (88.5 km) north east of Birmingham and 83 miles (133 km) south east of Manchester and the city benefits from strong transport links. The city has excellent access to the national Motorway network by virtue of its central UK location, directly adjacent to junctions 24, 25 and 26 of the M1 motorway. It also benefits from close proximity to the A42 / M42 link to the West Midlands and the A50 link to the North West.

Nottingham benefits from extensive national and regional rail connections, with regular services to London St Pancras every 30 minutes, via the city's high-speed rail link, with a journey time of 1 hour 30 minutes. Other major cities are also served by fast direct services including Derby (24 minutes), Leicester (28 minutes) and Birmingham (1 hour 16 minutes). East Midlands Gateway Rail Freight Terminal is located 10 miles to the south west.

Nottingham is served by Nottingham East Midlands Airport, 12 miles to the south west of the city. It is connected by 24-hour bus link and rail services and provides daily direct flights to principal European and international destinations.

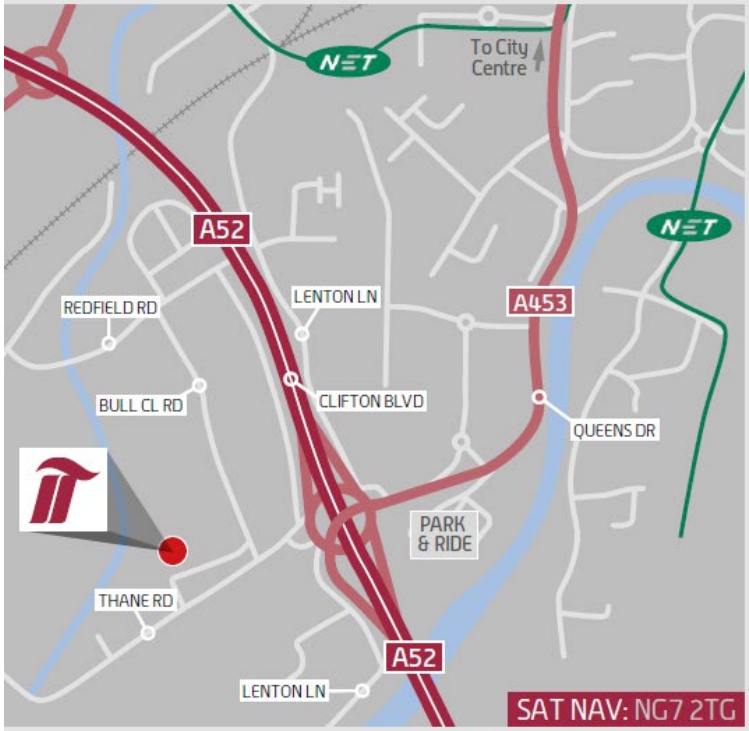
The city continues to attract a number of international corporations with over 50 regional and national headquarters located in the city.

KEY LOCAL OCCUPIERS INCLUDE:
Alliance Boots, Capital One, HMRC, Speedo, E.ON UK, Domestic & General, Freeth Cartwright, Vision Express, Baker Tilly, Geldards, Siemens, Experian, KPMG and RBS

The property is situated just over 3 miles south-west of Nottingham city centre and is located within an established commercial area, immediately adjacent to the Boots campus. The surrounding area has a range of uses, including car dealerships, cash and carry, leisure facilities, industrial and office uses. Amenities are provided at the nearby Redfield Way leisure complex and Riverside Retail Park.

Access to the property is via Bull Close Road, which in turn connects immediately to the A52 Clifton Boulevard, part of the city's ring road. The property provides good access to the region's major road networks. The A453 is 1 mile from the property via the A52 and connects directly to the M1 motorway at Junctions 24 and 25, with Junction 25 to the north.





CUSHMAN & WAKEFIELD

VIEWINGS

Viewings are by appointment with Cushman & Wakefield

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