

TO LET

**UNIT 11 LENDAL COURT
GAMBLE STREET
NOTTINGHAM**



WORKSHOP/STORAGE UNIT
GIA: 753 SQ FT (69.9 SQ M)

AVAILABLE IMMEDIATELY
POPULAR INDUSTRIAL ESTATE CLOSE TO THE CITY CENTRE
EXCELLENT ROAD AND TRANSPORT COMMUNICATIONS
DEDICATED PARKING AND SHARED FORECOURT
3.25M TO EAVES
MOTOR TRADE USERS WILL NOT BE PERMITTED

SAT NAV: NG7 4EZ

Property Particulars

**Geo
Hallam &
Sons**

0115 958 0301
www.geohallam.co.uk

LOCATION

Lendal Court is located on Gamble Street on the Radford suburb of Nottingham approximately 1 mile northwest of Nottingham's Old Market Square.

Lendal Court provides convenient access onto Alfreton Road and is approximately 2 miles from Nottingham's outer ring road and onwards to Junction 26 of the M1 motorway which is approximately 5 miles away.

DESCRIPTION

The entrance to Lendal Court is securely gated with boundary fence and is accessed off Gamble Street, with allocated parking at the front of each unit along with loading facilities.

The units within Lendal Court are of concrete frame construction with brick blockwork elevations. The roofs are mono pitched to the rear apex covered with metal profile clad sheeting incorporating translucent light panels.

Unit 11 Lendal Court has the following specification:

- concrete floor slab
- manually operated roller shutter loading door
- painted blockwork walls
- metered power supply
- dedicated WC facilities
- fire escape to rear

To the front of the property is parking for approximately 2/3 vehicles.

The adjoining unit, Unit 10, is also available.

ACCOMMODATION

Measured on a Gross Internal Area basis, we calculate the floor areas to be:

Description	sq m	sq ft
Unit 10	69.9	753
Total	69.9	753

Measurements are quoted on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice, 6th Edition. All parties are advised to carry out their own measurements.

TENURE

The property is available by way of a new fully repairing and insuring lease, the length of which is open to negotiation.

Please note that motor trade users will not be permitted.

QUOTING RENT

The property is available at a commencing rent of:

£9,750 per annum exclusive

BUSINESS RATES

The property currently forms part of a larger assessment which is in the process of being split, further information is available from the Agent upon request.

The Rateable Value is likely to fall within the threshold for small business rates relief and therefore interested parties are advised to make their own enquiries of Nottingham City Councils Non-Domestic Rates Department in this regard.

SERVICE CHARGE

A Service Charge is payable in respect of the maintenance and upkeep of the common areas of Lendal Court.

Please contact the Marketing Agent for further information.

BUILDINGS INSURANCE

A contribution towards buildings insurance is payable by the Tenant.

Please contact the Marketing Agent for further information.

VAT

All sums are quoted exclusive of VAT, if applicable.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D(94).

A copy of the EPC is available from the Agent upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs involved in the transaction.

VIEWING

By appointment with the sole Marketing Agents:

Geo. Hallam & Sons:

Contact: Giles Davis

Email: giles@geohallam.co.uk

Direct Tel: 07702 516 860

December 2025

**Geo
Hallam &
Sons**

0115 958 0301
www.geohallam.co.uk

Chartered Surveyors

**24 Regent Street
Nottingham
NG1 5BQ**

**Tel : 0115 958 0301
Fax : 0115 950 3108**

Property Particulars

MISREPRESENTATION ACT: Geo Hallam & Sons for themselves and for the Vendors or lessors of this property whose agents they are give notice that: **1)** the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract. **2)** All descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but 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 correctness of each of them. **3)** No person in the employment of Geo Hallam & Sons has any authority to give any representation or warranty whatsoever in relation to this property.

