

TO LET

**27 GLAISDALE DRIVE
BILBOROUGH
NOTTINGHAM**



**INDUSTRIAL UNIT ON POPULAR ESTATE
GIA: 16,686 SQ FT (1,550.2 SQ M)**

**DISTRIBUTION WAREHOUSE WITH YARD TO REAR
CURRENTLY USED AS A COLD STORE / DISTRIBUTION FACILITY
INTEGRAL TWO STOREY OFFICES
EAVES HEIGHT OF 4.3 – 6.3M
POPULAR INDUSTRIAL LOCATION
AVAILABLE IMMEDIATELY**

SAT NAV: NG8 4LY

Property Particulars

Geo
Hallam &
Sons

0115 958 0301
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LOCATION

The property occupies a prominent location on Glaisdale Drive East in Bilborough which is a suburb of Nottingham located approximately 4 miles west of Nottingham city centre and is accessed via the A609.

Bilborough offers excellent transport communications being located in close proximities to Nottingham's outer city ring road, which provides convenient access to Junction 26 of the M1 motorway via the A610.

DESCRIPTION

The property comprises a warehouse which was originally constructed in the 1960's of a concrete portal frame constructions with brick elevations beneath a pitched asbestos profile clad roof which has most recently been used as a cold store / food distribution facility.

A covered loading bay has been created to the left-hand side of the main warehouse linking Glaisdale Drive East to the rear yard, with access to the main warehouse from the covered loading bay.

The main warehouse has been refitted as a cold store / chiller offering a floor to ceiling height ranging from 4.3m – 6.3m.

Pedestrian access to the two-storey offices is located to the right hand side of the main warehouse, with the two-storey offices being subject to refurbishment and extensions over the years.

The two-storey offices are of brick construction beneath a flat asphalt roof and are arranged to provide a combination of open plan and cellular office accommodation with associated reception, meeting rooms, kitchenette and WC facilities.

The specification of the offices includes carpeting throughout, painted and plastered walls, suspended ceilings incorporating a combination of fluorescent strip and LED lighting and comfort cooling.

ACCOMMODATION

Description	sq m	sq ft
Ground Floor Offices	263.22	2,833
First Floor Offices	249.34	2,684
Chiller	528.55	5,689
Archive	49.25	530
Loading/Site Offices	404.42	4,353
Total	1,494.78	16,089
Mezzanine	55.45	597

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

SITE

The property has a site area in the region of 1 acre (0.41 hectares).

TENURE

The subject premises are available on a new lease for a term of years to be agreed.

GUIDE RENT

Rental offers are invited in the region of:
£85,000 per annum

BUSINESS RATES

Local Authority: Nottingham
Description: Warehouse, Cold Store & Premises
Rateable Value: £66,000

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been requested and will be provided once available.

PLANNING

The property has been used as a cold store/distribution warehouse for a number of years, which we understand to fall within Class B8 (Storage and Distribution).

Interested parties are advised to make their own enquiries of the Local Authority in respect of their proposed use.

VAT

All sums are quoted exclusive of VAT, if applicable.

ANTI-MONEY LAUNDERING (AML)

Any offers accepted will be subject to completing AML checks.

LEGAL COSTS

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

VIEWING

By appointment with the sole agents:

Geo. Hallam & Sons:

Contact: Giles Davis
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Direct Tel: 07702 516 860

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Geo
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