AVAILABLE JANUARY 2026

POSSIBLY SOONER



Unit C1 Crossgate Drive, Queens Drive Industrial Estate, Nottingham, NG2 1LW

To be refurbished
Strong trade counter location
High quality office accommodation
Private parking



01384 400123



Unit C1 Crossgate Drive, Queens Drive Industrial Estate, Nottingham, NG2 1LW









Unit C1 Crossgate Drive, Queens Drive Industrial Estate, Nottingham, NG2 1LW

Areas (Approx. Gross Internal)

TOTAL	3,623 sq.ft	(336 sq.m)
First Floor Office	560 sq.ft	(52 sq.m)
Ground Floor Office	560 sq.ft	(52 sq.m)
Warehouse	2,503 sq.ft	(232 sq.m)

Description:

- Strong trade counter location
- Forecourt parking
- High quality office accommodation
- Male and female toilet amenities
- 3 phase mains electric and gas supplies

Rent

POA

Business Rates

Rateable Value £16,250 Nottingham City Council.

Service Charge

A service charge will be levied for the maintenance of common areas.

Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

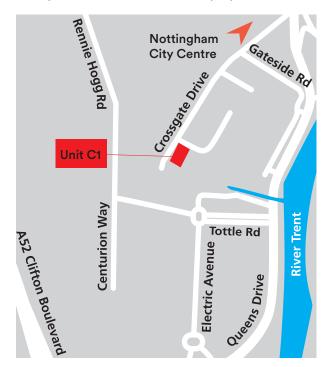
Further information available upon request.

Planning

All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use. E class use permitted.

Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.



Location - NG2 1LW

The property is positioned upon the established Queens Drive Industrial Estate fronting Crossgate Drive.

The estate occupies a key position in-between Nottingham's inner and outer ring road with a direct traffic light controlled junction onto Queens Drive (A453).

This major arterial route connects the city to J24 of the M1 motorway and the A52 providing onward links to Derby (and J25 of the M1), Leicester, Loughborough, Melton Mowbray, Newark and Grantham.



Viewing

Strictly via prior appointment with the appointed agents



Brodie Faint 07516 770513 brodie@cpp.uk

Jemmima Guy-Clark 07986 132559 jemmima@cpp.uk





Nick Bryson 07553 680122 NBryson@lcpproperties.co.uk

MISREPRESENTATION ACT. 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct to guarantee or warranty is given, or implied therein, on do they form any part of a contract. (We do our best to ensure all information in this brochure is accurate. If you find any inaccurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. This brochure gives a large amount of fit statistical information and there will inertiably be errors in it, Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure fee of charge and on the basis on loability for the information given. In no event shall we be liable to you of ran yiderct or inclined to responsibly alway. No person in our employmental loss, loss of profit, revenue or goodwild arising from use of the information or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or itenses before agreeing or signing a business and accordance or the website thittps: (LPC) sprivacy notices that applies to you write the solidation or through the website thittps: (May which can be a survey of the privacy of the young and the survey of your great or an autile survey, officer great in the survey of your great proposal solidation or through the website thittps: (May which can you wit