



M Multipark QUEENS DRIVE

TO LET Industrial/Warehouse Unit
3,623 sq.ft (336 sq.m)

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

- Recently refurbished
- Strong trade counter location
- High quality office accommodation
- Private parking

M **M[®]Core**
LCP UK

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lcpgroup.co.uk





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Areas (Approx. Gross Internal)

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

Rent

POA

Business Rates

Rateable Value £19,750
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

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