



Good Quality Warehouse/Industrial Units

Units 1 & 2 Highurst Street, Nottingham, NG7 3QA

To Let

- Modern warehouse/industrial premises with parking
- Unit 1 – 4,153 sq ft (386 sq m)
- Unit 2 – 4,002 sq ft (372 sq m)
- Available individually or combined
- Clear span accommodation with offices and ancillary
- Additional mezzanine storage in each unit

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Joint Agents – Fisher Hargreaves Proctor

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Background

On behalf of our clients we are pleased to offer Units 1 and 2 Highurst Street, Nottingham.

Set on Highurst Street, which links Ilkeston Road and Alfreton Road, two of the main arterial routes into the City Centre, the buildings are available immediately individual or combined by way of a new lease.

Location

Set within moments access of Nottingham's City Centre, the buildings are prominently situated on Highurst Street, a small road linking Ilkeston Road and Alfreton Road just below Canning Circus.

The buildings offer access within a few minutes to Nottingham City Centre and equally Nottingham's ring road which links in turn and provides good access to the A610 leading to Junction 26 of the M1 Motorway.

The Premises

The two adjoining units are available individually or combined and are currently separated by a full height blockwork wall. The property will shortly to undergo refurbishment by our clients, the specification of each of the units includes:-

- Gas fired heating
- Lighting
- Clear span production space
- Eaves height of approximately 5.43 (17ft 9) rising to 5.74 m (18 ft 9) at pitch
- Full height roller shutter door
- Separate personnel door
- Intruder alarm

- Delivery yard and car parking

Legal Costs

Each party will bear their own legal costs

Accommodation

From measurements taken on site we calculate the following gross internal areas:-

	Sq M	Sq Ft
Unit 1	330.80	3,561
Mezzanine	54.96	592
Gross Internal Area	385.76	4,153
Unit 2	331.10	3,564
Mezzanine	40.73	438
Gross Internal Area	371.83	4,002

Alternatively, Units 1 and 2 combined including the mezzanine floors would extend to:

Gross Internal Area 8,155 sq ft (757.59 sq m)

Disposal Terms

The two units are available individually or combined by way of a new lease to be drawn on full repairing terms.

The landlords will continue to insure the premises and recharge the gross premium annually to the ingoing tenant

Quoting terms are:

Unit 1 £16,000 pa exclusive plus VAT
Unit 2 £16,000 pa exclusive plus VAT
(combined - £32,000 pa exclusive plus VAT)

Important Notice

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