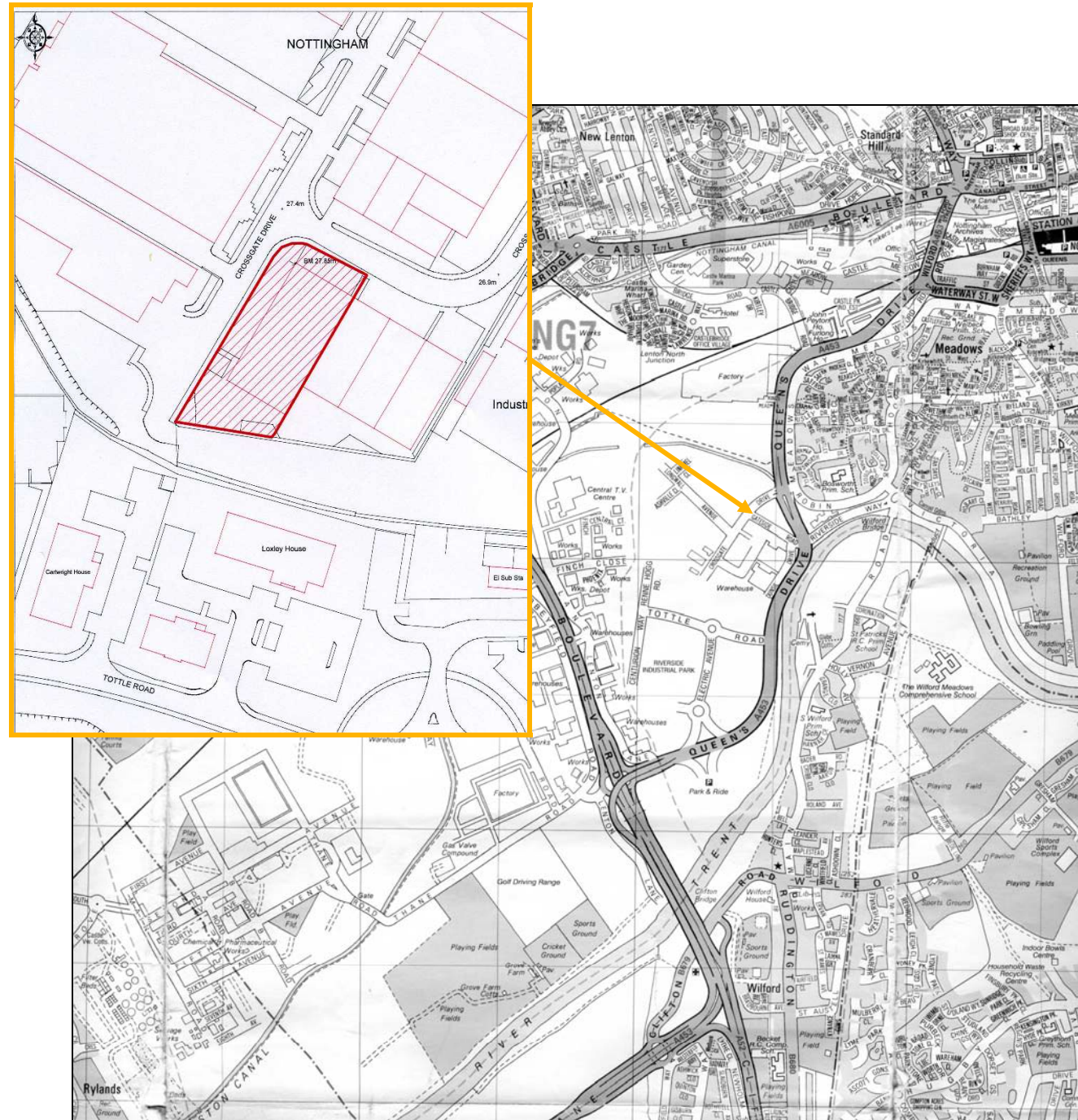


UNIT D1 CROSSGATE DRIVE
QUEENS DRIVE INDUSTRIAL ESTATE
NOTTINGHAM
NG2 1LW



TO LET

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QUALITY REFURBISHED WAREHOUSE/INDUSTRIAL SPACE CLOSE TO THE CITY CENTRE
APPROX 1,291 M² (13,902 FT²) PLUS USEFUL MEZZANINE STORES
145 M² (1,565 FT²)



- ◆ Dedicated loading area – additional parking to the rear
- ◆ Two bay clear span fully fitted warehouse
- ◆ Two storey offices plus parking

NOT TO SCALE

OUR REF: TG/GC

DATE: 13/01/2006

UNIT D1 CROSSGATE DRIVE QUEENS DRIVE INDUSTRIAL ESTATE NOTTINGHAM NG2 1LW

BACKGROUND

Shortly to be refurbished by our clients, this building offers good quality warehouse/potential production space set over two bays with good quality offices separately accessed.

With dedicated loading yard to the front of the building plus additional separate car parking and access to the rear, the building will shortly be available by way of sub-lease or assignment and presented in excellent order throughout.

LOCATION

The Queens Drive Industrial Estate is set just off Queens Drive, one of the main approaches into Nottingham City Centre.

Set approximately two miles from the centre of Nottingham or within minutes access of Nottingham's ring road, the unit is well located for access to the A52 leading to Junction 25 of the M1, the A453 leading to Junction 24 of the M1 and the A610 leading to Junction 26.

The location of the property is more precisely detailed on the attached plan.

ACCOMODATION

From measurements taken on site we calculate the following:

Ground and First Floor Offices	184.46 m ²	1,986 ft ²
Warehouse	1,107.03 m ²	11,916 ft ²
Gross Internal Area	1,291.49 m²	13,902 ft²

In addition to this there is useful mezzanine storage of:

145.36 m² (1,565 ft²)

(These areas are given for information purposes only and prospective purchasers are advised to undertake their own measurements of the property)

BUSINESS RATES

We understand from verbal enquiries of Nottingham City Council the following:

Rateable Value 2005/06	£53,500
Rates Payable 2005/06	£21,530

(Prospective tenants are advised to make their own enquiries to the Business Rates Department of the City of Nottingham (telephone 0115 915 5555).

PLANNING

We understand from verbal enquiries of the Nottingham City Council that the property has current planning consent for Class B2 and B8 uses.

(Prospective tenants are advised to make their own enquiries to the planning department of the City of Nottingham (telephone 0115 915 5555).

VAT

We understand that VAT is payable upon rent due.



Rear elevation

THE PROPERTY

The building comprises two bays of steel portal frame space with brick and block elevations under an insulated roof benefiting from translucent light panels providing excellent natural light into the building.

The premises benefit from good quality two storey offices with separate personnel door access plus full height concertina door delivery access from a dedicated service/loading approach.

Externally the building also benefits from separate allocated car parking spaces with additionally car parking available along the main estate road.

The specification of the building particularly includes:

Warehouse

- ◆ Two bay clear span accommodation
- ◆ Full height concertina door access
- ◆ Gas fired warm air blowers
- ◆ Lighting
- ◆ Eaves height approx 4.79m (15 ft 9) rising to at pitch approximately 5.67m (18 ft 7)
- ◆ Additional mezzanine floor

Offices

- ◆ Predominantly open plan layout
- ◆ Gas fired central heating
- ◆ Lighting
- ◆ Kitchen facilities
- ◆ WC facilities

Externally

- ◆ Dedicated access yard to the roller shutter door with the potential for additional car parking
- ◆ Additional allocated car parking to the rear of the unit adjoining the office entry

TERMS

The property is available by way of an assignment or sub-lease for a term of years to be agreed.

The building is currently held by way of a full repairing and insuring lease expiring 24th December 2012.

The rent currently passing is:

£51,900 per annum exclusive

There is a forthcoming rent review in December 2007.

VIEWING & FURTHER INFORMATION

For further information or to make arrangements to view please contact:

Contact: Tim Gilbertson / Billy Wright
Tel: 0115 9507577
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Email: tim@fhp.co.uk / billy@fhp.co.uk