



The Nucleus
 Glaisdale Parkway
 Glaisdale Drive Industrial Estate
 Nottingham
 NG8 4JX

For travel directions visit
<http://maps.google.co.uk>
 and type in the postcode NG8 4JX

Travel distance

- Junction 25 & 26 M1 approx 3 miles
- Nottingham City Centre 4 miles
- Derby 13 miles
- East Midlands Airport 13 miles
- Lecicester 30 miles
- Birmingham 50 miles
- London 136 miles

Further information



John Proctor | johnp@fhp.co.uk



Paul Chatterjee | paul.chatterjee@knightfrank.com

Property Misdescription Clause

"PROPERTY MISDESCRIPTIONS ACT 1991...All statements contained within this brochure have been provided in good faith and are understood to be correct. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure or vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Information on rating assessments, availability of services and Town and Country planning matters have been obtained by an oral enquiry to the appropriate planning authority. Fisher Hargreaves Proctor do not warrant that there are no connection charges inherent in the availability of services to the unit. Prospective purchasers should obtain written confirmation prior to entering into any contract for purchase or lease. 4) Detailed tests have not been undertaken on services, central heating installations, plumbing installations, electrical installations etc. and purchasers/lessees should undertake independent tests as to the condition of all services and mechanical engineering installations. 5) All guide price and rental figures are quoted exclusive of VAT unless expressly stated to the contrary.



To let
 12,077 m² / 130,000 ft²

A newly refurbished warehouse / production unit with offices

A development by LSI Developments Ltd and Greenpine Estates Ltd



Located within the Glaisdale Drive Industrial Estate with 2 automatic gated accesses from Hall View Drive and Glaisdale Parkway.

The A6002 provides access to Junctions 25 and 26 of the M1 both being approximately 3 miles distant. The Nottingham City Centre is 4 miles to the east.

Warehouse

- Warehouse A – 9 metres to eaves
- Warehouse B – 6.7 metres to eaves
- 8 dock level doors
- 1 level access door
- 1 finger loading dock
- 2 vehicle entrances with automatic gates
- Secure fenced site
- Onsite parking for approximately 160 cars
- Heating, lighting, sprinkler system
- Separate welfare facilities
- Separate personnel entrance
- Potential, additional loading doors if required
- Security and fire alarm systems

Offices

- Feature reception
- Newly refurbished
- Carpets
- Suspended ceilings with inset lighting
- Separate male and female WC facilities

Floor Areas

	m ²	ft ²
Building A		
Warehouse	6,802.5	73,224
GF Stores	255.6	2,752
FF Stores	75	807
Welfare / WCs	145	1,560
GF Offices	174.7	1,881
FF Offices	370.7	3,991
Building B		
Warehouse	4,245.5	45,700
Total	12,069.0	129,915

Planning

The property can be used for B1/B2/B8 purposes i.e. industrial and warehouse use with ancillary offices.

Rent

Please contact the agents for details.



Level access doors for HGV



Secure docking bays



Quality heating, lighting and fire safety system

