
**Unit 2 Tissington Close | Chilwell Meadows Business Park
Beeston | Nottingham | NG9 6QG**

Well presented warehouse with gated access in popular commercial location

303m² (3,269ft²)



- Electric roller shutter access
- Gated shared compound
- Yard and parking
- Immediately available



To Let



Location

The property is located on Tissington Close accessed via Brailsford Way and forms part of the Chilwell Meadows Business Park.

The property is located approximately 4 miles from Junction 25 of the M1 Motorway via the A52 Brian Clough Way and can be found approximately 5 miles from Nottingham City Centre and 11 miles from Derby City Centre.

Nearby occupiers on the Chilwell Retail Park include; McDonalds and Halfords, plus a Tesco Express and Lidl a short distance away.

The Property

The property offers warehouse/storage accommodation with yard and parking to the front of the unit.

The Specification

In detail the specification includes:-

- ❖ Three phase power
- ❖ 1 electric roller shutter door (4.4m high)
- ❖ 6m eaves height
- ❖ Translucent roof panels
- ❖ Lighting
- ❖ Heater in warehouse
- ❖ Secure gated access to compound
- ❖ 24 hour access
- ❖ Shared WC facilities
- ❖ 5 parking spaces



Accommodation

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

303m² (3,269ft²)

(This information is given for guidance purposes only)

Business Rates

The Business Rates will be assessed upon occupation.

(A guide is available from the Agent)

EPC

An EPC has been requested and can be made available by the agent.

Rent

A new lease is available for a term of years to be agreed at a quoting rent of:-

£18,000 per annum exclusive

VAT

We understand that VAT is payable on the rent due.

Service Charge

A service charge will be levied towards the maintenance and upkeep of the grounds and parts of the property used in common.



For further information or to arrange a view please contact:

Lucinda Hancock

T: 0115 841 4794

M: 07557 972 449

E: lucinda@fhp.co.uk

Tom Szymkiw

T: 0115 841 1159

M: 07896 035 805

E: thomas@fhp.co.uk



Fisher Hargreaves Proctor Ltd. 10 Oxford Street, Nottingham, NG1 5BG

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