

14 – 16 Lilac Grove | Beeston | Nottingham | NG9 1PF

## Detached light industrial / warehouse unit set within a fenced and gated secure yard with excellent loading and parking facilities

1,558m<sup>2</sup>  
(16,775ft<sup>2</sup>)

- Located in an established and popular industrial estate adjacent to the Boots campus
- Within a fenced and gated secure yard with good parking and loading facilities
- Two storey offices and canteen facilities
- Immediately available



Preliminary brochure – professional photography and video awaited

**TO LET**



Location



Gallery



Video



Contact



## Location

Lilac Grove is an established and popular industrial / warehousing location adjacent to the western entrance into the Boots campus, being located approximately 3.5 miles south west of Central Nottingham.

Lilac Grove can be accessed via the inner Ring Road which interlinks with the A52 and J25 of the M1, approximately 5 miles west of the property and via the Boots campus connecting to the inner Ring Road within the Lenton Lane Industrial Estate giving good southern and eastern access via the A52 to the A1 and the A453 to J24, M1.

## The Property

The premises comprise a detached industrial / warehouse constructed of brick elevations under a pitched roof covering with a centrally located two storey office block of similar materials but constructed under a flat roof covering to the front elevation.

The property has extensive frontage to Lilac Grove, benefitting from a fenced and gated secure car parking and loading area which provides car parking for approximately 40 cars.

There is separate loading access via two loading doors into the warehouse / production space.



The current occupiers previously provided a separate entrance into a trade counter with the offices having their own dedicated front entrance.

Internally both the offices and canteen are configured over ground and first floor levels, provided with suspended ceiling with inset lighting, gas fired central heating with male and female WC facilities.

The warehouse is well configured and structured off a concrete floor with blockwork elevations and roof mounted lighting. Warm air blowers provide the heating to the warehouse.



Location



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Updated professional photos awaited

Updated professional photos awaited



## Floor Areas

We calculate the Gross Internal Area of the property to be:

	M <sup>2</sup>	Ft <sup>2</sup>
Ground Floor Offices	104	1,123
First Floor Offices	104	1,123
Mezzanine, canteen & ancillary area	88	954
Warehouse	1,262	13,575
<b>Total</b>	<b>1,558</b>	<b>16,775</b>

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own measurements)

## Rateable Value

<b>Rating Authority:</b>	Broxtowe Borough Council
<b>Rateable Value:</b>	£52,000
<b>Anticipated Rates Payable:</b>	£28,860 pa for year ending April 26

(This information is given for guidance purposes only).

## Energy Performance Certificate

The premises are currently assessed at a rating of D 84.

## VAT

VAT will apply at the standard rate.



Location



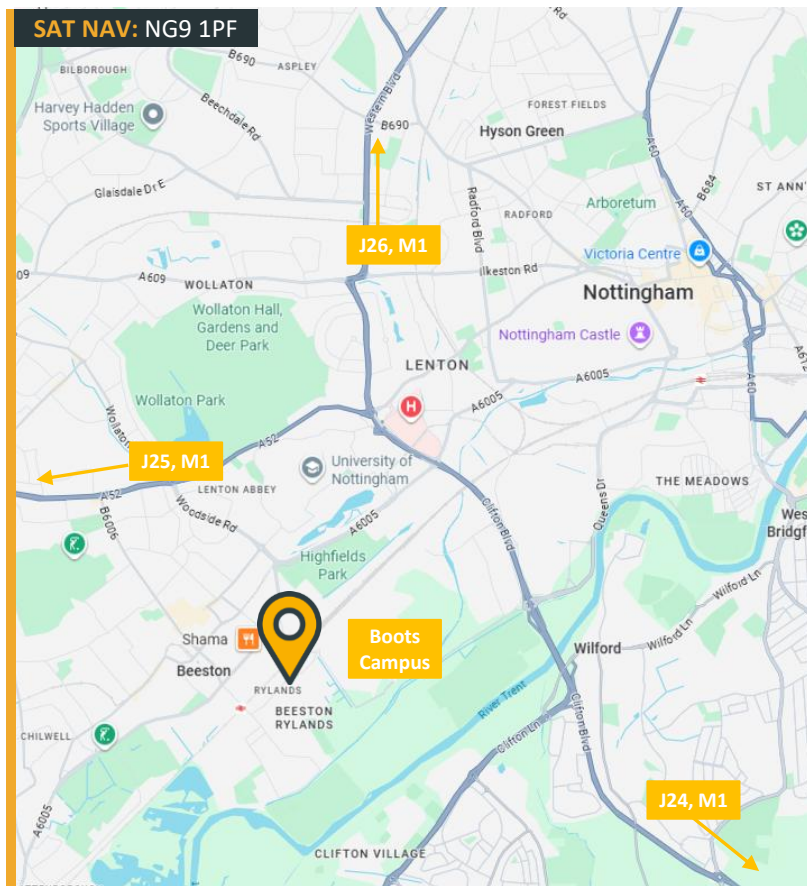
Gallery



Video



Contact



## Planning

The premises have recently been used for warehousing, distribution and offices with ancillary trade counter use. We would anticipate that the premises can be used for industrial and warehousing purposes – prospective purchasers should ensure that their use does not require any change of use planning application to be submitted.

## Lease Terms and Rent

The property is held on the residue of a lease ending April 2030. The rent is currently subject to an outstanding review with the new rental anticipated to be agreed shortly – full information is available by contacting the agents.

## Contact

For further information or to arrange a viewing please call or click on the emails or website below:

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