

Lambert
Smith
Hampton

Former Plumb & Drain Center Nottingham Science & Technology Park

FREEHOLD FOR SALE

**VACANT INDUSTRIAL UNIT, OFFICE BUILDING & YARD
WITH DEVELOPMENT POTENTIAL**

GIA 21,062 sq ft (1,956.9 m2)

| Nottingham | NG7 2RG

Investment Summary

- ✓ Four bay industrial unit with a two-storey office extension to the rear plus large yard
- ✓ Total GIA of approximately 21,062 sq ft (1,956.9 m²) including mezzanine
- ✓ Site area of approximately 0.84 acres (0.34 ha) reflecting a 40% site density
- ✓ Situated within Nottingham Science & Technology Park which adjoins Nottingham University
- ✓ Six miles east of M1 (Junction 26)
- ✓ Development potential for a variety of alternative uses (stp)
- ✓ Offers in excess of £875,000 (eight hundred and seventy-five thousand pounds) invited for the freehold interest with vacant possession, subject to contract and exclusive of VAT

Former Plumb & Drain Center





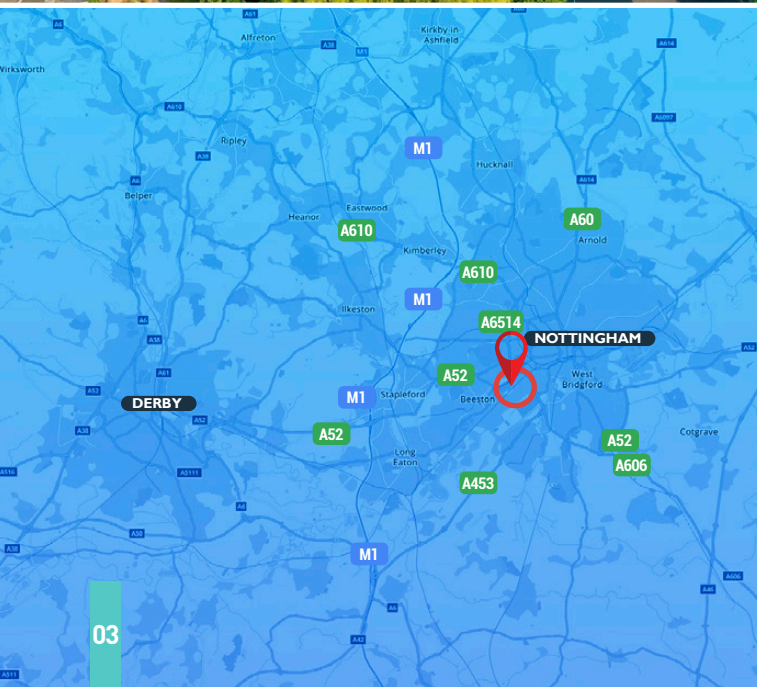
Location

The property is accessed through Nottingham Science and Technology Park adjoining Nottingham University.

The Park benefits from good communication links, being accessed from the A52 Clifton Boulevard, a dual carriageway providing access on to Junction 26 of the M1 approximately 6 miles west. The A52 leads onto the A6154 providing access around the city centre to the north.

The Nottingham tram system connects the Park to the City Centre, 3 miles to the east, with a journey time of under 10 minutes.

The Park comprises mainly offices and the subject property is at the rear of the park opposite the offices of the Albert Einstein Centre and adjacent to residential properties.



Description

The property comprises a four bay industrial unit with a two-storey office extension to the rear. The buildings are of brick construction with a pitched roof to the industrial unit and flat roof to the offices.

The industrial unit is accessed by two roller shutter doors, one to the front, the other to the side elevation. A trade counter and offices are provided to the front of the warehouse which benefit from pedestrian access. A mezzanine has been constructed in one bay providing additional storage and access into the upper floor of the two storey office extension.

The two storey offices to the rear benefit from an additional entrance from Montpellier Road

Externally the property benefits from a large concrete yard for car parking and external storage

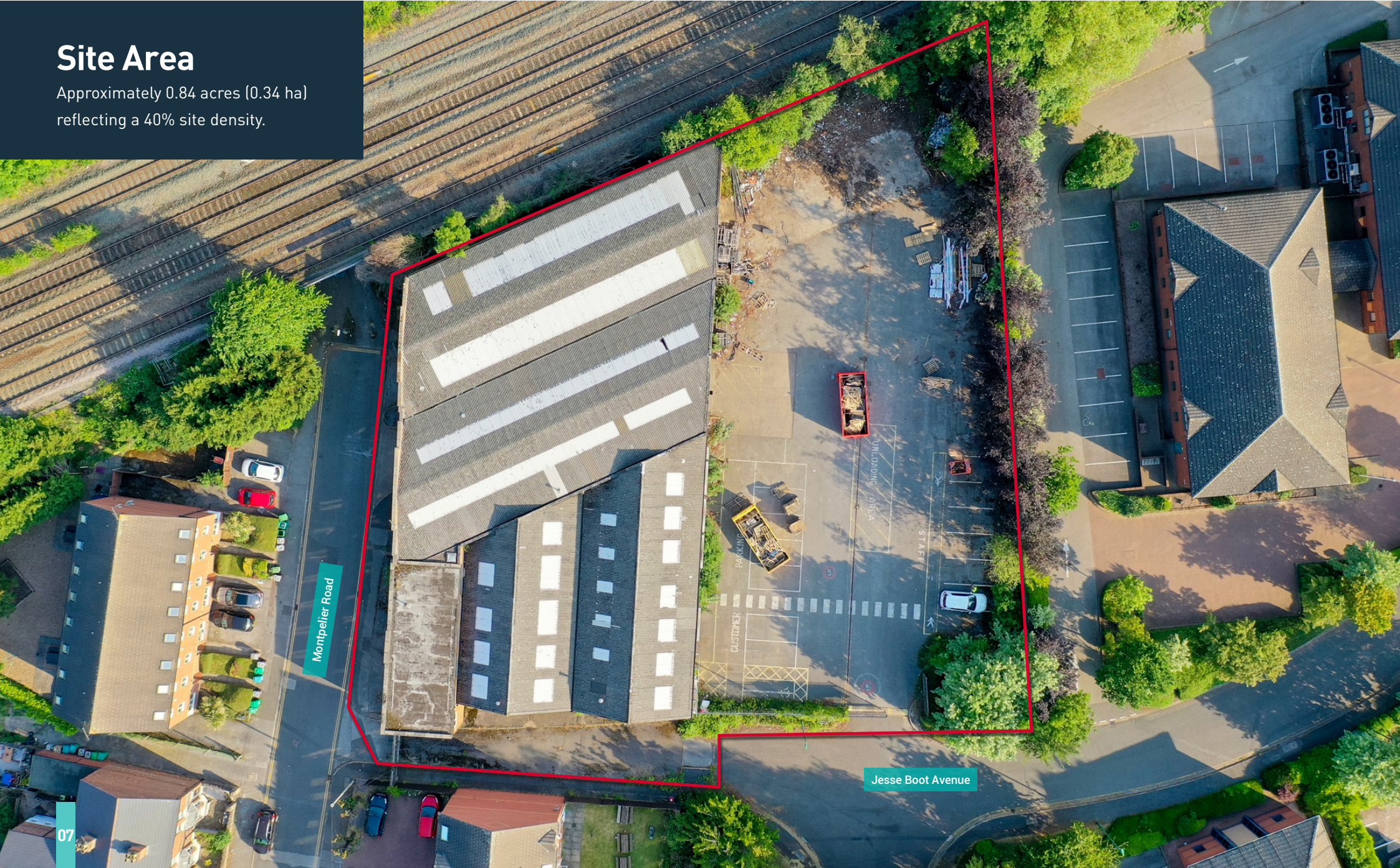






Site Area

Approximately 0.84 acres (0.34 ha)
reflecting a 40% site density.



Accommodation

The property provides the following approximate Gross Internal Floor Area:

		Sq Feet	Sq Metres
Ground Floor	Warehouse	11,122	1,033.3
	Sales Counter / Office	1,273	118.3
Mezzanine	Storage	5,808	539.6
	Office (Extension)	1,274	118.4
First Floor	Office (Extension)	1,585	147.3
TOTAL		21,062	1,956.9
TOTAL (excluding mezzanine)		15,254	1,417.3

Planning

The property lies within an area administered by **Nottingham City Council**.

The property would suit a variety of alternative uses or redevelopment of the site, subject to obtaining the necessary consents.

Rateable Value

£46,500 (effective 1 April 2023).

Services

We understand that mains water, gas, electricity (including three phase) and drainage connections are available to the property.

Tenure

Freehold (Title Number NT223156) with vacant possession upon completion.

EPC

The property has an EPC rating of **G** and a score of **153**.
Certificate Reference Number: 9223-1877-0593-9667-0871

VAT

Applicable to the sale price at the prevailing rate.

Proposal

We are instructed to seek unconditional offers in excess of **£875,000 (eight hundred and seventy-five thousand pounds)** subject to contract and exclusive of VAT.

Viewing and Further Information

Strictly by prior appointment with the sole agents, please contact:

Andrew France BSc (Hons) MRICS

M: 07548 706333

E: AFrance@lsh.co.uk

Max Johnson

M: 07928 507183

E: MJohnson@lsh.co.uk

**Lambert
Smith
Hampton**

www.lsh.co.uk

Lambert Smith Hampton

1st floor, East West Building, Tollhouse Hill
Nottingham, NG1 5FS

Office: 0115 950 1414

