jll.co.uk/property



# ToLet

2 Swinstead Close, 2, Swinstead Close, Nottingham, NG8 3JG 8,280 sq ft (769.24 sq m) GIA



## Location

The premises are located in a prominent position just off Wigman Road, on the popular Swinstead Close Industrial Estate in the mixed use suburb of Bilborough, approximately 2.5 miles to the west of Nottingham City Centre. The premises have excellent access to Nottingham's Outer Ring Road (A6514 Western Boulevard) which in turn provides convenient access to both J25/J26 of the M1 Motorway.

# Description

The premises have recently been refurbished throughout and comprise a semi-detached concrete framed industrial unit providing a maximum eaves height to the aprex of 5.85m.

Internally, the ground floor provides open plan workshop/storage space which benefits from a painted concrete floor, metal framed single glazed windows, fluorescent tube lighting and a roller shutter of 3.5m width and 4.1m height.

The workshop space is complemented by a reception area and small office to the front as well as additional office accommodation situated on the first floor. The offices comprise carpeted flooring, gas central heating, fluorescent tube lighting and single glazed windows. Staff and WC provisions are located on the ground floor.

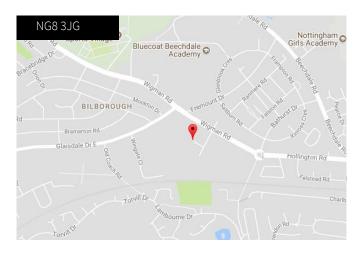
Externally, the premises provide and enclosed tarmacadam surfaced front yard as well as a seperately accessed tarmacadam surfaced side yard which runs the depth of the building providing additional storage or car parking.

## EPC

Available upon request.

#### Rent

£35,000



## Contacts

JLL James Keeton +44 (0)115 908 2141 james.keeton@eu.jll.com

#### JLL

Kate Richardson +44 (0)115 908 2128 kate.richardson@eu.jll.com

Salloway Property Consultants Ltd Stephen Salloway 01332 298 000

ssalloway@salloway.com

JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken.

For properties in Scotland:

e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law.