

To Let

**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 apex 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 an enclosed tarmac surfaced front yard as well as a separately accessed tarmac surfaced side yard which runs the depth of the building providing additional storage or car parking.

EPC

Available upon request.

Rent

£35,000



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