

# To Let

**Unit 9 Swinstead Close, Swinstead Close,  
Bilborough, Nottinghamshire, NG8 3JG**

4,894 sq ft (454.67 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 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 benefitting from painted concrete floor, metal framed single glazed windows with security bars, mix of sodium and fluorescent tube lighting, intruder and fire alarm, roller shutter door and concertina door both of 4.5m width and 4.6m height.

The workshop space is complemented by office accommodation situated on the first floor to the front elevation accessed via a staircase located in the reception area. The offices comprise of carpeted flooring, gas central heating, fluorescent tube lighting and single glazed windows. Stadd and wc provisions are located on the ground floor.

Externally to the front elevation, the premises provided a significant tarmacadam surfaced yard which runs the length of the building for usage as additional storage or car parking provision.

## EPC

This property has been graded as 195 G.

## Rent

£21,000



## Contacts

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