FANTASTIC LOCATION -NG11 - B2 / B8 INDUSTRIAL WAREHOUSE

Industrial Unit Pendock Lane, Bradmore, Nottingham, NG11 6PQ

To Let £56,000 per annum Approx. 8,000 Sq. ft

Shouler & Son

Land & Estate Agents, Valuers & Auctioneers

Industrial Unit Pendock Lane
Bradmore
Nottingham
NG11 6PQ

The property comprises a well-presented and newly refurbished industrial / warehouse unit extending to approximately 8,000 sq. ft (743 sq. m). The unit provides flexible, open-plan accommodation suitable for a range of occupiers including storage, distribution, light manufacturing, or trade counter use (subject to planning).

The property is located near Bunny, a well-positioned village approximately 8 miles south of Nottingham city centre. The location offers excellent road connectivity, with direct access to the A60 (Loughborough Road), linking Nottingham and Loughborough.

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Description

The property benefits from a mezzanine level, offering additional storage capacity or potential to be fitted out as office accommodation, subject to occupier requirements. Externally, the unit provides good loading access, forecourt space for vehicle circulation, parking, and a secure operational environment within an established commercial location south of Nottingham.

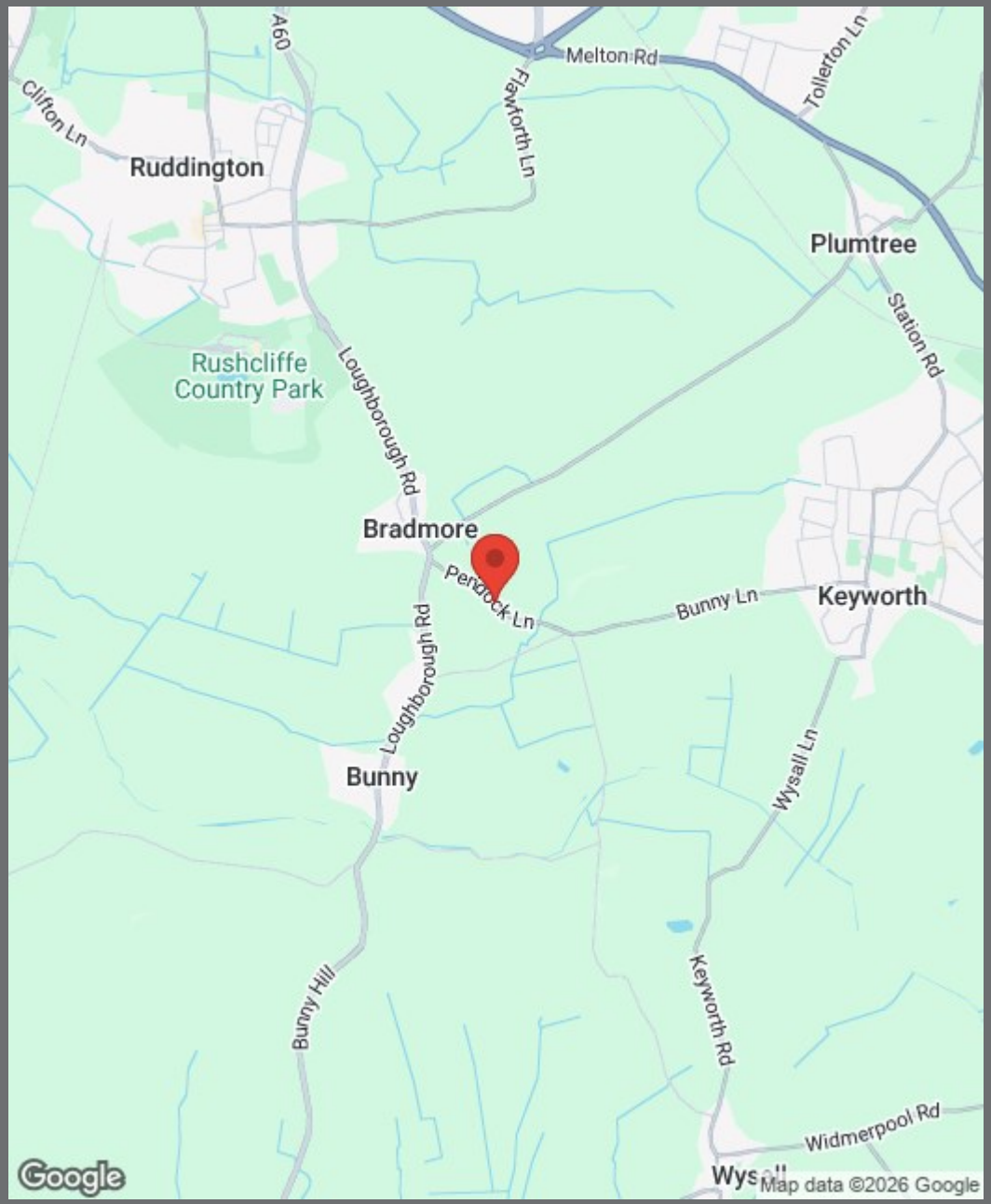
Key Features

• 8,000 sq. ft (743 sq. m) refurbished industrial / warehouse accommodation
• Mezzanine floor suitable for additional storage or office fit-out
• Excellent access to A60, A46, A52, A453 and M1 (J24)
• Secure forecourt with loading access, parking, and circulation space
• Available on a new minimum 3-year Full Repairing and Insuring (FRI) lease

Location

The A46 dual carriageway is located nearby, providing strong east–west connectivity, while the A52 and A453 offer further strategic links across the region. Junction 24 of the M1 motorway is approximately 6 miles to the south-west, providing access to one of the UK’s principal logistics corridors.

The East Midlands is widely regarded as one of the UK’s premier distribution hubs due to its central location and excellent connectivity to the national motorway network, making this an ideal base for regional and national operations.



GENERAL INFORMATION

VIEWING: Strictly by appointment with Shouler & Son, County Chambers, Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel-(01664) 560181 Option 5 Commercial

TERM: The property is available by way of a new Full Repairing and Insuring (FRI) lease for a minimum term of 3 years.

SERVICES: Mains 3 phase electricity, mains water and drainage

EPC : N/A

BUSINESS RATES: Interested parties are advised to make their own enquiries with the local authority.

VAT: VAT is Payable on Rent

- **Industrial / Warehouse Unit approx. 8,000 Sq. ft**
- **Mezzanine floor suitable for additional storage or office fit-out**
- **Excellent access to A60, A46, A52, A453 and M1 (J24)**
- **Secure forecourt with loading access, parking, and circulation space**

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