## Roadside/Trade Counter Unit TO LET

### Unit 14 Poulton Drive/Daleside Road NOTTINGHAM NG2 4DH



main A612 Daleside Road High level of passing trade

Adjacent Topps Tiles and close to Lady Bay Retail Park

474 sq m (5,104 q ft) approx

Suitable for roadside/ trade counter/showroom

occupiers, STP

Excellent parking

**Rapleys** 

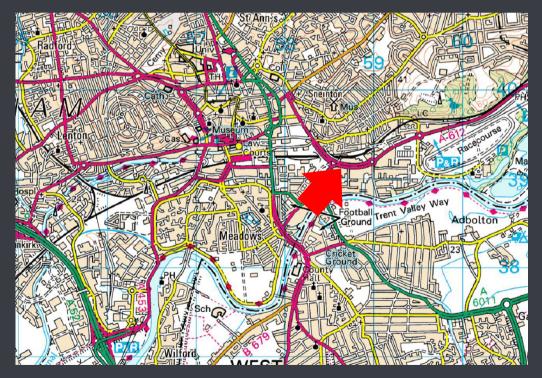
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#### Location

The unit is located fronting Daleside Road (the A612), at it's junction with Poulton Drive, approximately 1.5 miles east of Nottingham City Centre. The surrounding area accommodates a range of roadside/ trade counter and retail occupiers, with the Lady Bay Retail Park located approximately 200 yards to the west.





#### Description

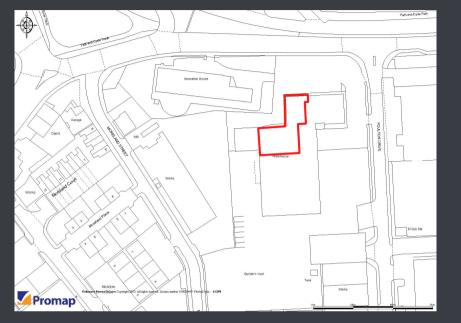
The unit comprises a single storey trade counter/warehouse unit in an "L" shaped configuration, with the front area having a flat roof, and the main warehouse being portal frame construction. The unit has been sub-divided from the "Topps Tiles" adjacent and refurbished with new cladding and trade counter entrance. Internally the unit is ready for tenant's fit out although WCs and a kitchen are provided. Generous off road parking is available in front of the unit.



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#### Accommodation

	Sq m	Sq ft
Showroom/Warehouse	474	5,104
Parking	Minimum of 12 spaces	

Note: The above areas are calculated on an approximate gross internal basis and must be verified by the incoming tenant.

#### Planning

The premises were previously occupied as part of the Tile Clearing House and consent has been obtained for the sub-division of the building to provide 2 units, together with external alterations including new cladding and entrances. Further enquiries should be directed to Nottingham City Council on 0115 876 4447.

#### **Rateable Value**

The property is assessed in the 2010 Valuation List as "Showroom and Premises". Rateable Value £19,750.



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### Unit 14 Poulton Drive/Daleside Road NOTTINGHAM NG2 4DH



14 Poulten Drive KOTTINGHAM 1902 4BN	Certificate Reference Number: 9290-1977-0352-0670-0030
This certificate shows the energy rating of this he building fabric and the heating, ventilation compared to two benchmarks for this type of be one appropriate for existing buildings. There is m in the Government's website www.communities	, cooling and lighting systems. The rating is ilding: one appropriate for new buildings and ore advice on how to interpret this information
Energy Performance Asset Rating	
tor any pricet A 3-25 B 26-50 C 51-75 101-125 F 101-125 F 126-10	NON
Cover 150 ess energy efficient rechnical Information	Benchmarks
Main heating fuel: Natural Gas Building environment: Heating and Natural Ventilati	Buildings similar to this one could have ratings as
Fotal useful floor area (m <sup>2</sup> ): 521	IONOWS.
Building complexity (NOS level): 3	20 If newly built
Building emission rate (kgCO./m <sup>*</sup> ); 33.51	

#### Terms

The property is available by way of a new sublease, on terms to be agreed, at an initial rental of  $\pounds$ 35,000 pa.

#### VAT

All figures quoted are exclusive of Value Added Tax, which will be charged at the prevailing rate.

#### **Viewings & Further Information**

Viewing strictly by appointment through sole agent.

#### Contact:

Alisdair James 01480 371418 abj@rapleys.co.uk

Jessica Lockwood 01480 371459 jml@rapleys.co.uk

NB. A right of way exists across the forecourt of the property for the benefit of Innovation House adjacent.

There is a restriction in the head lease prohibiting any use in direct competition to a builders merchants

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