

Prominent location facing
main A612 Daleside Road

High level of passing
trade

Adjacent Topps Tiles and
close to Lady Bay Retail
Park

474 sq m (5,104 sq ft)
approx

Suitable for roadside/
trade counter/showroom
occupiers, STP

Excellent parking

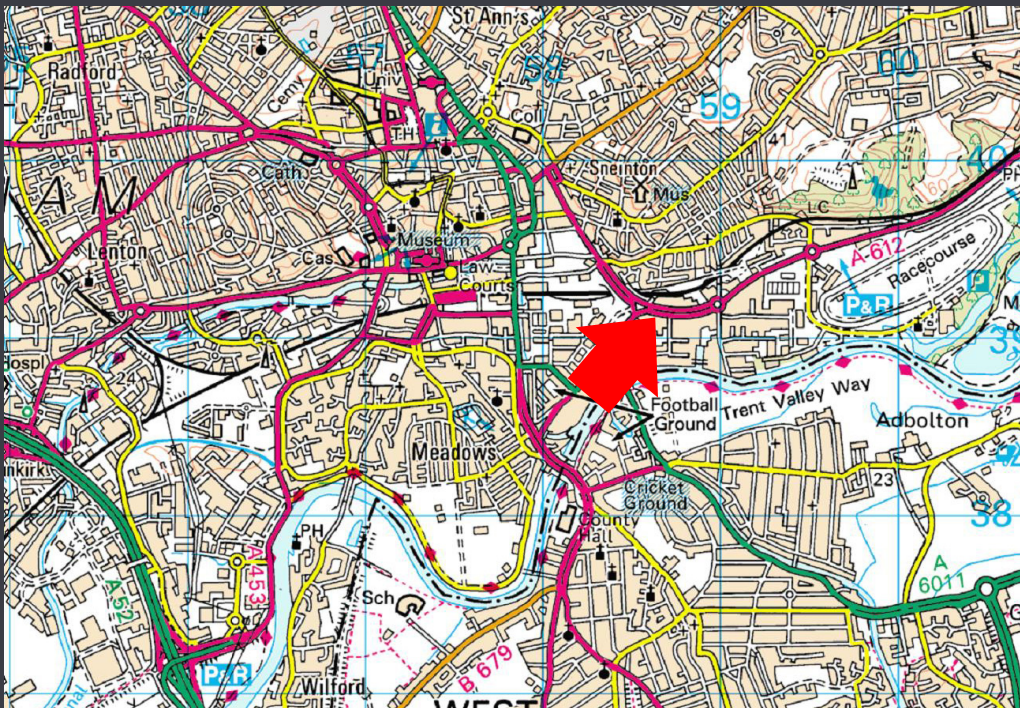


Roadside/Trade Counter Unit **TO LET**

Unit 14 Poulton Drive/Daleside Road
NOTTINGHAM NG2 4DH

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.

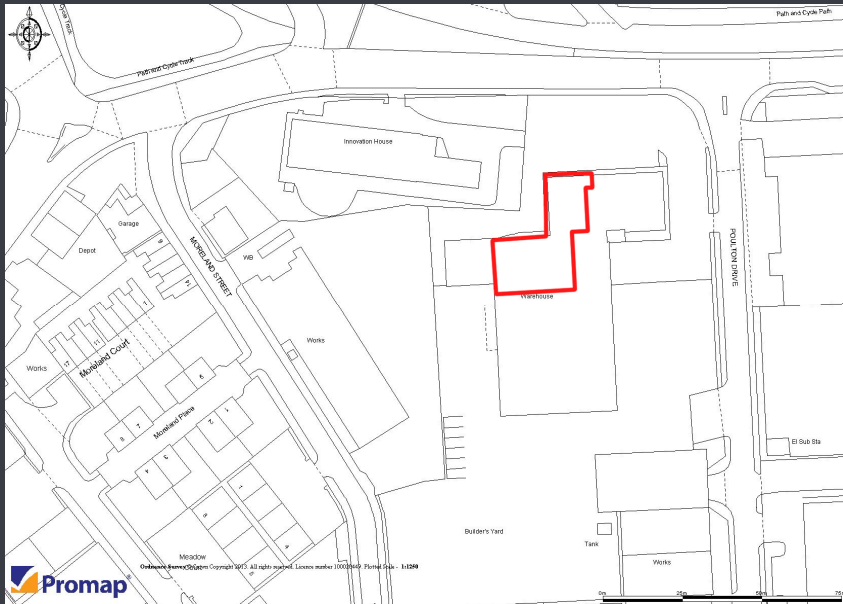


Description

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.

Roadside/Trade Counter Unit | TO LET

Unit 14 Poulton Drive/Daleside Road
NOTTINGHAM NG2 4DH



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.



Roadside/Trade Counter Unit **TO LET**

Unit 14 Poulton Drive/Daleside Road
NOTTINGHAM NG2 4DH



Terms

The property is available by way of a new sublease, on terms to be agreed, at an initial rental of £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.

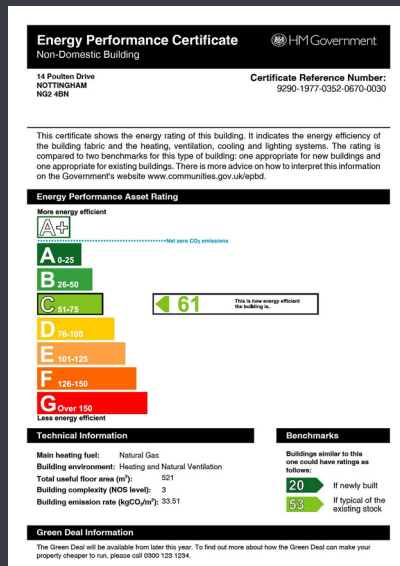
Contact:

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



Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchingsbrooke Business Park, HUNTINGDON PE29 6FG. A full list of Members is available on our website or at any of our offices during normal business hours. Rapleys LLP operates an Environmental Management System which complies with the requirements of ISO 14001:2004. Regulated by RICS.

Any maps are for identification purposes only and should not be relied upon for accuracy. Reproduced by permission of Geographers A-Z Map Co. Ltd. Licence No. A0203. This product includes mapping data licensed from Ordnance Survey - © Crown Copyright 2001. Licence No. 100017302 and © Crown Copyright, All rights reserved. Licence No. ES 100004619.

Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Rapleys or their joint agents has authority to give any representation or warranty in respect of this property. All prices or rents are quoted exclusive of VAT.