

TO LET - INDUSTRIAL/WAREHOUSE PREMISES

27 GIBBONS STREET

Dunkirk, Nottingham, NG7 2SB



Key Highlights

- Popular Industrial location just off Nottingham's ring road
- Modern industrial/warehouse unit
- 3 phase electricity and heated warehouse
- 5.8m eaves
- 508 sq m (5,467 sq ft)

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LOCATION

The property is situated on Gibbons Street a popular established industrial location within the Lenton Lane Industrial Estate, lying just off the A52 Nottingham outer ring road on the Western fringes of Nottingham city centre. The estate has good access to Junctions 24-26 of the M1 motorway.

DESCRIPTION

The property comprises a detached modern steel portal framed industrial/warehouse unit, constructed of brick and blockwork, surmounted by insulated profile sheeting. Loading access to the unit is via a sectional loading door (5m x 5m).

Internally, the accommodation comprises a large open plan workshop/warehouse with ancillary works office, kitchenette, and WC facilities at one end, above which is a large mezzanine office with ancillary toilet facility. The specification of the unit includes LED lighting, Powermatic gas fired warm air heaters, and air conditioning units to the mezzanine offices.

Externally, the unit has a concrete forecourt with ample space for parking and loading.

ACCOMMODATION

FLOOR	USE	SQ M	SQ FT
Ground	Industrial	427.32	4,600
Mezzanine	Offices	80.57	867
TOTAL GIA		507.89	5,467

SERVICES

All mains services in terms of drainage, water, gas, and electricity are connected to the property.

BUSINESS RATES

Rateable Value: £19,750
Rates Payable (2025/2026): £9,855.25

EPC

D94

LEASE TERMS

The property is available on a new lease for a term of years to be agreed.

GUIDE RENT

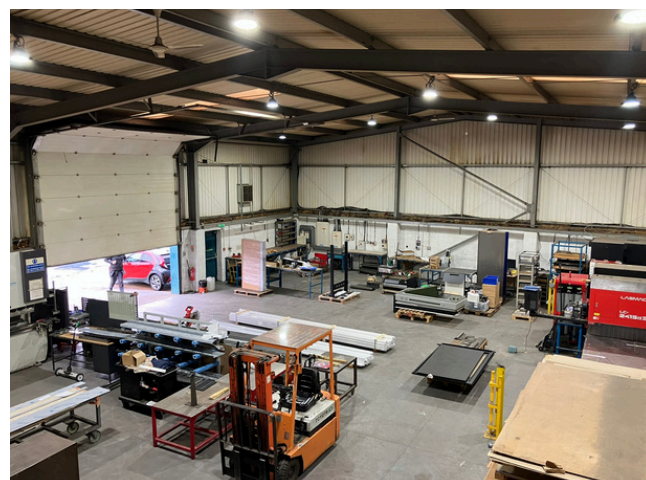
£30,000 per annum

VAT

VAT will be payable in addition to the quoted rent

VIEWINGS

Viewings are available by prior appointment with the Sole Agent, Savills.



CONTACTS

For further information please contact:

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