

Unit 1, Apollo Industrial Park | Charles Way | Bulwell | Nottingham |
NG6 8RF



FULLY REFURBISHED INDUSTRIAL UNIT WITH LARGE SHARED YARD IN CLOSE
PROXIMITY TO J26 M1



TO LET

25,465 ft²
(2,365m²)

- Immediately available
- Quoting rent - £7.75 psf
- Semi-detached industrial unit with GF & FF office/welfare facilities
- Strategically located close to J26 M1
- 24/7 security and unrestricted access
- 2 levels access doors with shared yard
- 80% of UK population can be reached in 4-hour drive time

LOCATION

Apollo 26 is located on the eastern side of Cinderhill Road, approximately 2 miles from J26 of the M1 Motorway, via the A610 dual carriageway.

To the west of Cinderhill Road is the successfully established Phoenix Business Park and just 500m away is the Cinderhill NET Stop providing a fast modern tram connection with Nottingham City Centre and the Mainline Rail Station.

Apollo 26 is just 15 miles from East Midlands Airport, the UK's second largest air freight facility.

DESCRIPTION

The building consists of the following specification:

- 7m Eaves height
- Fully refurbished and air-conditioned offices across both GF and FF
- Ground floor welfare facilities including Kitchen
- 2 level access doors
- Large concrete shared yard to the front of the building
- Translucent rooflights
- Lighting already in situ in the warehouse



FLOOR AREAS

Unit 1	SQ M	SQ FT
Ground - Warehouse	1,878m ²	20,215ft ²
Ground - Offices	222m ²	2,400ft ²
1 st - Offices	264m ²	2,850ft ²
Total	2,365m²	25,465ft²

RENT

The unit is available on flexible lease terms with a quoting rent:

£191,000 per annum exclusive
(Hundred & Ninety-One thousand pounds)
(£7.50 per sq ft)

BUSINESS RATES

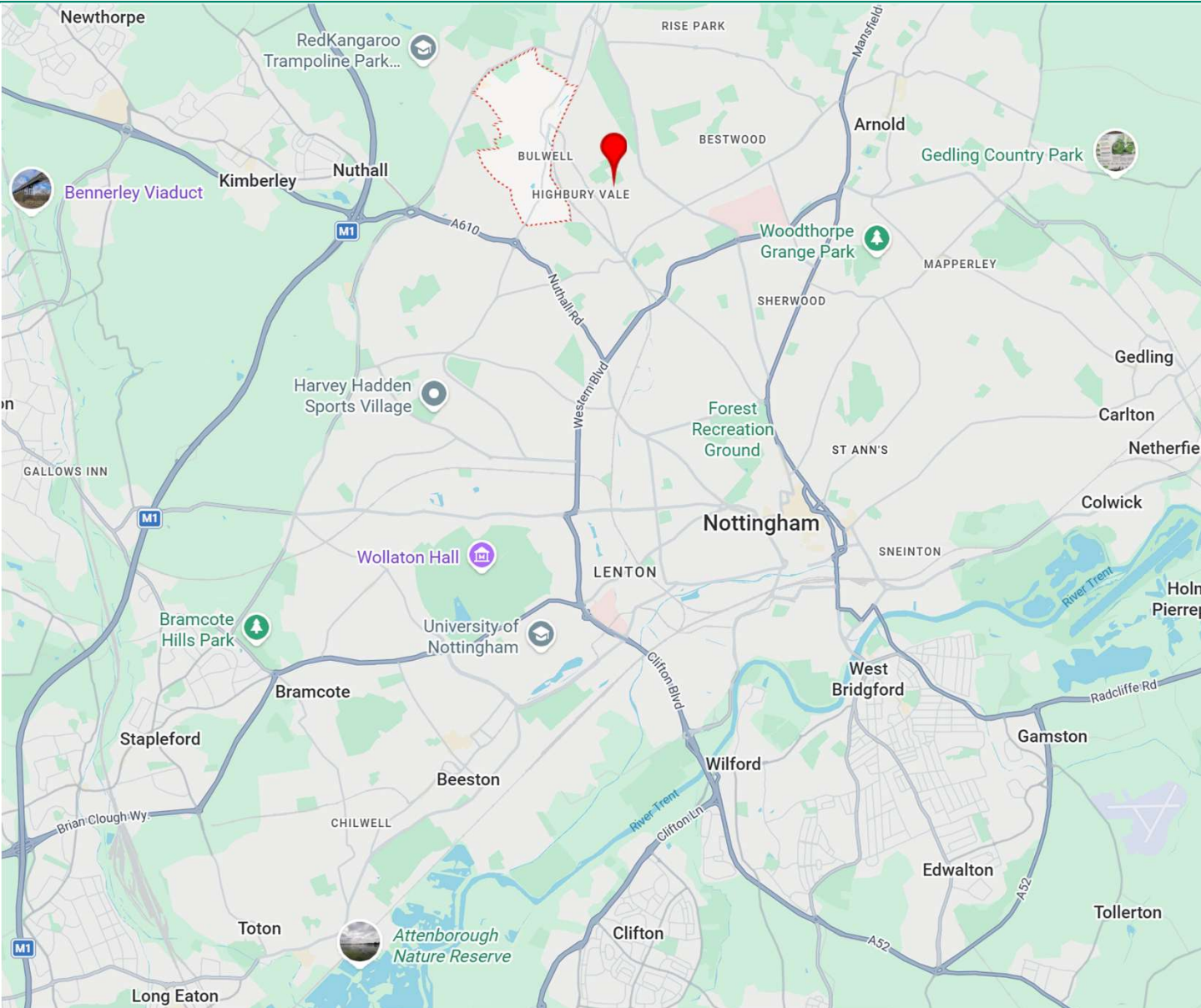
From enquires of the valuation office website we understand the following:

Rateable Value from 1st April 2023: **£98,500**

VAT

We understand that VAT to be payable upon rent and service charge due





EPC

The unit has an EPC rating of **B48**

SERVICE CHARGE

A service charge will be levied for contribution towards the maintenance and upkeep of the shared parts of the estate

CONTACT

For further information or to arrange a viewing please contact:

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