

# To Let

## Warehouse / Industrial Unit

Queen's Bridge Road, Sheriff's Way, Nottingham NG2 1NB

- 924.9 sq m (9,956 sq ft)
- Located close to Nottingham City Centre
- 5.15m eaves



### Location

The property is located approximately 0.5 miles south of Nottingham city centre within a mixed use area in proximity to the Railway Station.

Set back from the A6019 Sheriff's Way, the location provides easy access to the main road network via the A453 and A60.

### Description

The property comprises a semi-detached single bay industrial unit of brick and blockwork elevations surmounted by high level profile steel cladding. The unit is of steel frame beneath a lined roof incorporating roof lights.

Internally the property provides warehouse accommodation alongside trade counter and office facilities. Providing an eaves height of 5.15m, the warehouse has a specification including one full height roller shutter door and gas-fired warm air blower. Offices are arranged across ground and first floor with a specification to include wall mounted gas-fired radiators and perimeter trunking.

Externally there is a staff / customer parking area to the front of the unit with loading access and additional parking to the side. Access to the separately tenanted rear unit is gained via this side yard.



### Accommodation

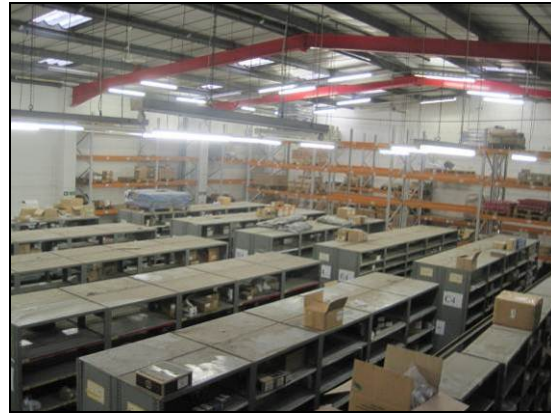
The property has been measured on a Gross Internal basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition), with an area as follows:

	sq m	sq ft
Warehouse and Offices	924.9	9,956

### Planning

The property is understood to have planning consent under class B8 (Storage and Distribution) of the Town & Country Use Classes Order 1987.

Interested parties are advised to make their own enquiries to Nottingham City Council on 0115 915 5555.



### Tenure

The property is available by way of assignment of the existing lease, due to expire in April 2021.

Shorter term sub-lets are also available.

### Rent

On application.



### Rating

The premises are understood to be listed within the 2010 Rating List as follows:

Description	Rateable Value
Warehouse & Premises	£30,500

### For further information contact

The Sole Agents

Jones Lang LaSalle

+44 (0)115 908 2120

Anna Kirk

Jones Lang LaSalle

14 Park Row

Nottingham

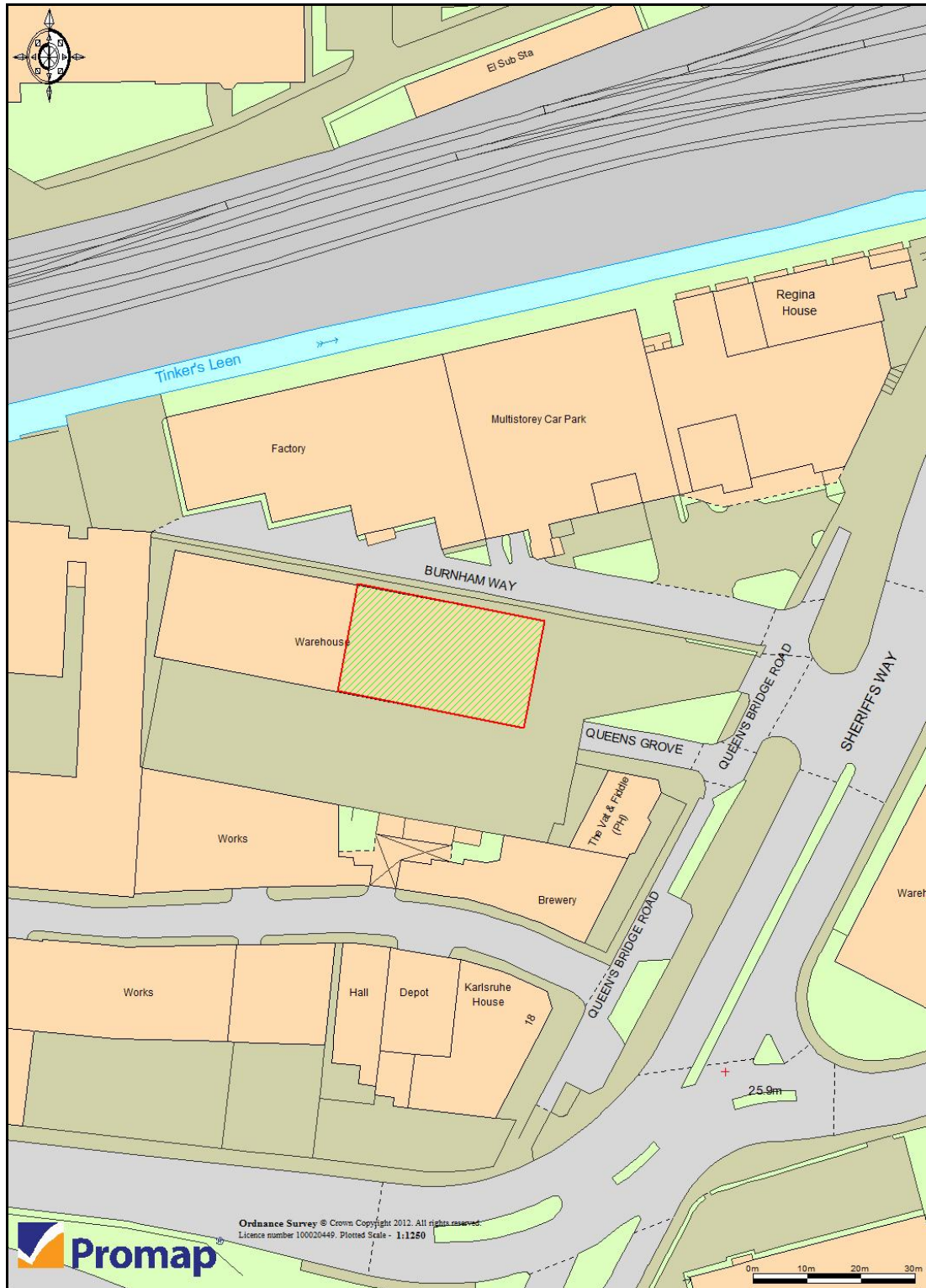
NG1 6GR

+ 44 (0)115 908 2142

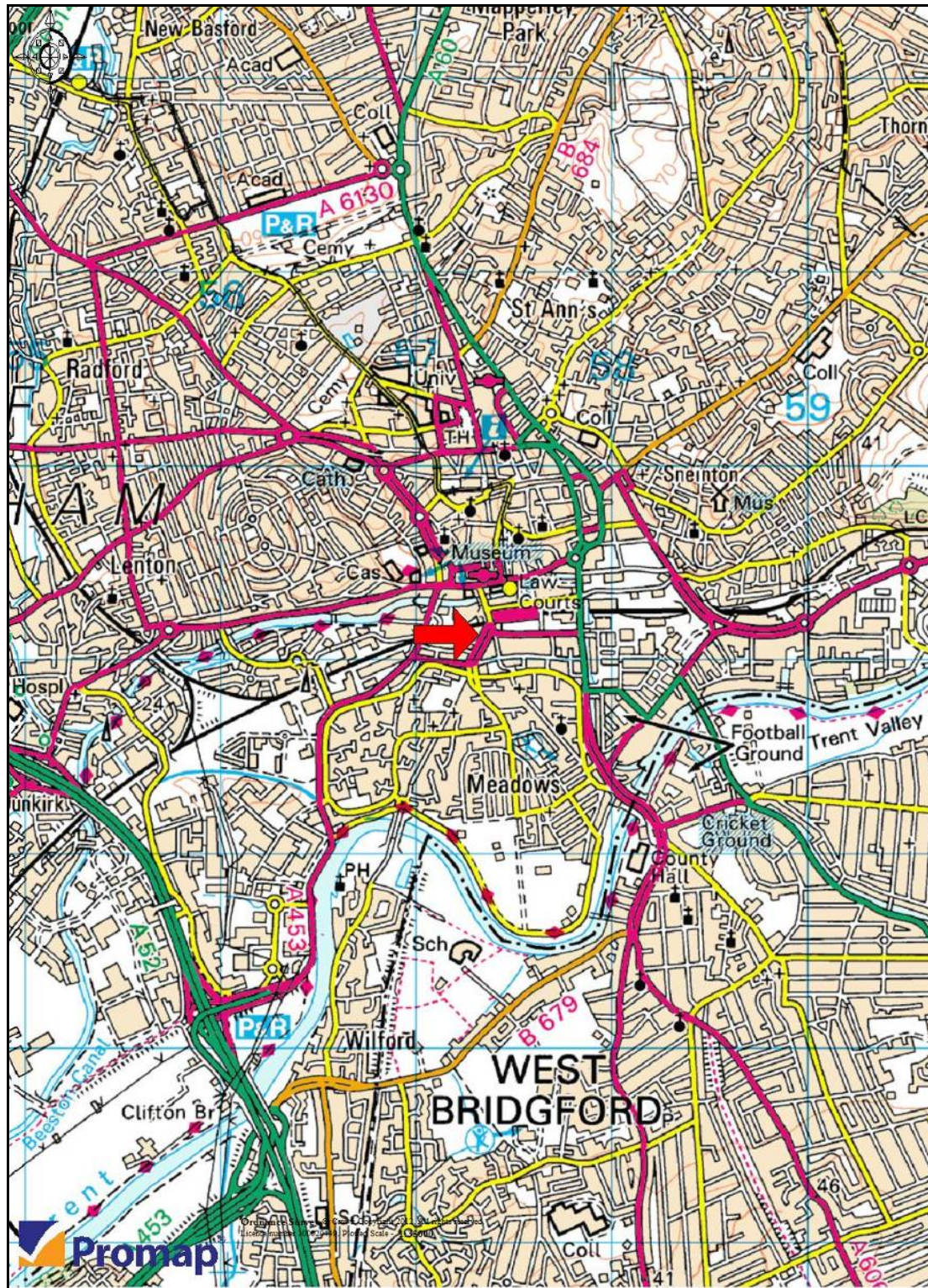
[anna.kirk@eu.jll.com](mailto:anna.kirk@eu.jll.com)

Subject to Contract  
March 2012









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# Energy Performance Certificate

## Non-Domestic Building



Anixter  
Queens Bridge Road  
NOTTINGHAM  
NG2 1NB

**Certificate Reference Number:**  
0830-0132-8999-7407-9002

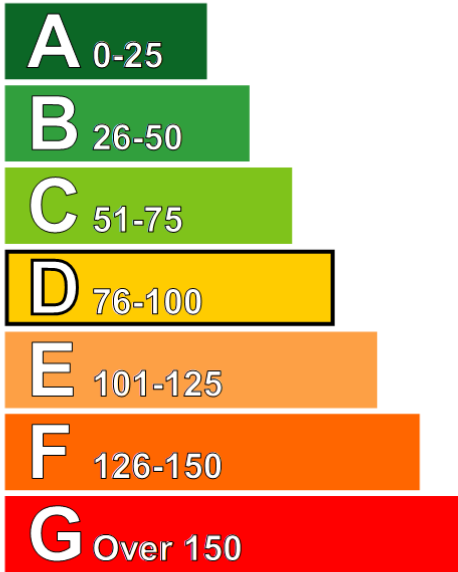
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions



◀ **97** This is how energy efficient the building is.

Less energy efficient

### Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	1003
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	96.63

### Benchmarks

Buildings similar to this one could have ratings as follows:

- 25** If newly built
- 67** If typical of the existing stock