

Rennie Hogg Road

Set in approx 6.6 acres

Riverside Business Park, Nottingham, NG2 1RX

Newly refurbished warehouse/distribution facility with securely fenced and gated large yard. Available as a whole.

72,059 sq ft / 6694.5 sq m



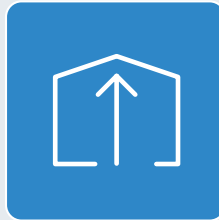
Recently Refurbished

Industrial / warehouse units

72,059 sq ft



Large office
car park



Unit 1 - 8m
eaves height
Unit 2 - 7m
eaves height



Unit 1 - 14 dock
level doors and 4
level access doors



Unit 2 - 22 dock
level doors and 4
level access doors

The property comprises two steel portal framed warehouses and a large concrete yard. Unit 1 provides road facing two storey offices.

The buildings have been completely refurbished including 36 dock level and 8 level access loading doors, up to 8m eaves and EPC improvements including LED lighting and electric heating to achieve a B rating.



Good provision
of ground and
first floor offices
within Unit 1



Gatehouse
controlled
fenced access
and egress from
Rennie Hogg
Road



Concrete
surfaced loading
yard
50m x 150m

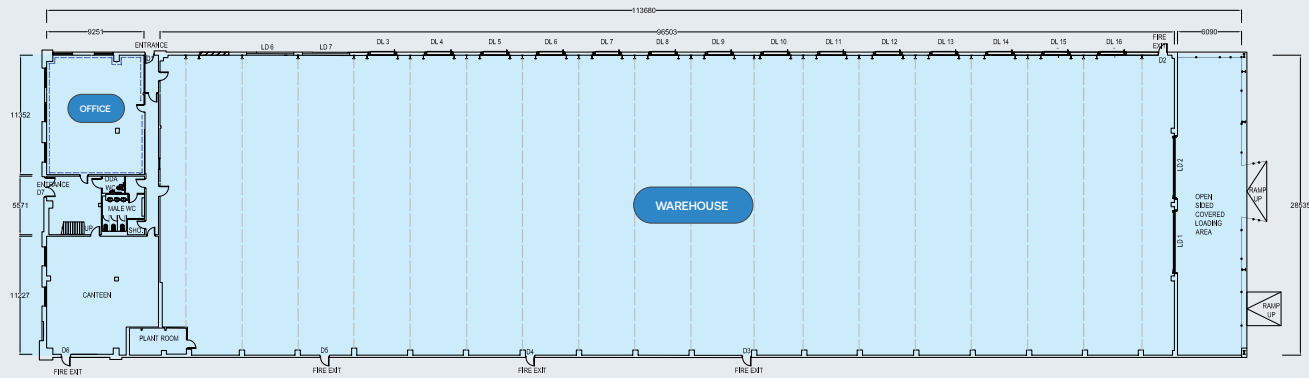
Site plan & accommodation

Unit	Size (sq ft)	Size (sq m)
Unit 1 Office	3,369	313
Unit 1 Warehouse	31,398	2,917
Unit 1 Office (First floor)	3,315	308
Unit 1 Total	38,082	3,538
Unit 2 Office	538	50
Unit 2 Warehouse	32,626	3,031
Unit 2 Office (First floor)	624	58
Unit 2 Total	33,788	3,139
Gatehouse	189	18
Total	72,059	6,695

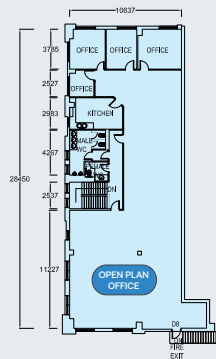


Floor plans

Building 1



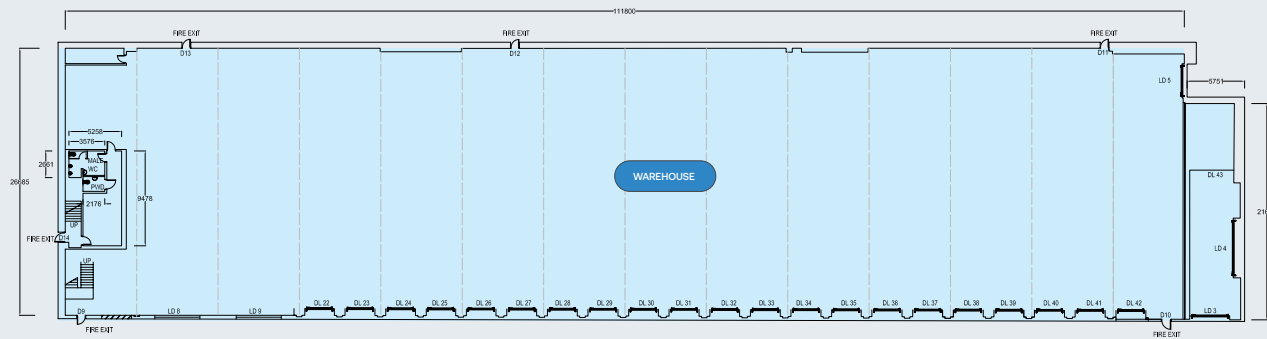
GROUND FLOOR PLAN



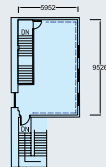
FIRST FLOOR PLAN

Floor plans

Building 2



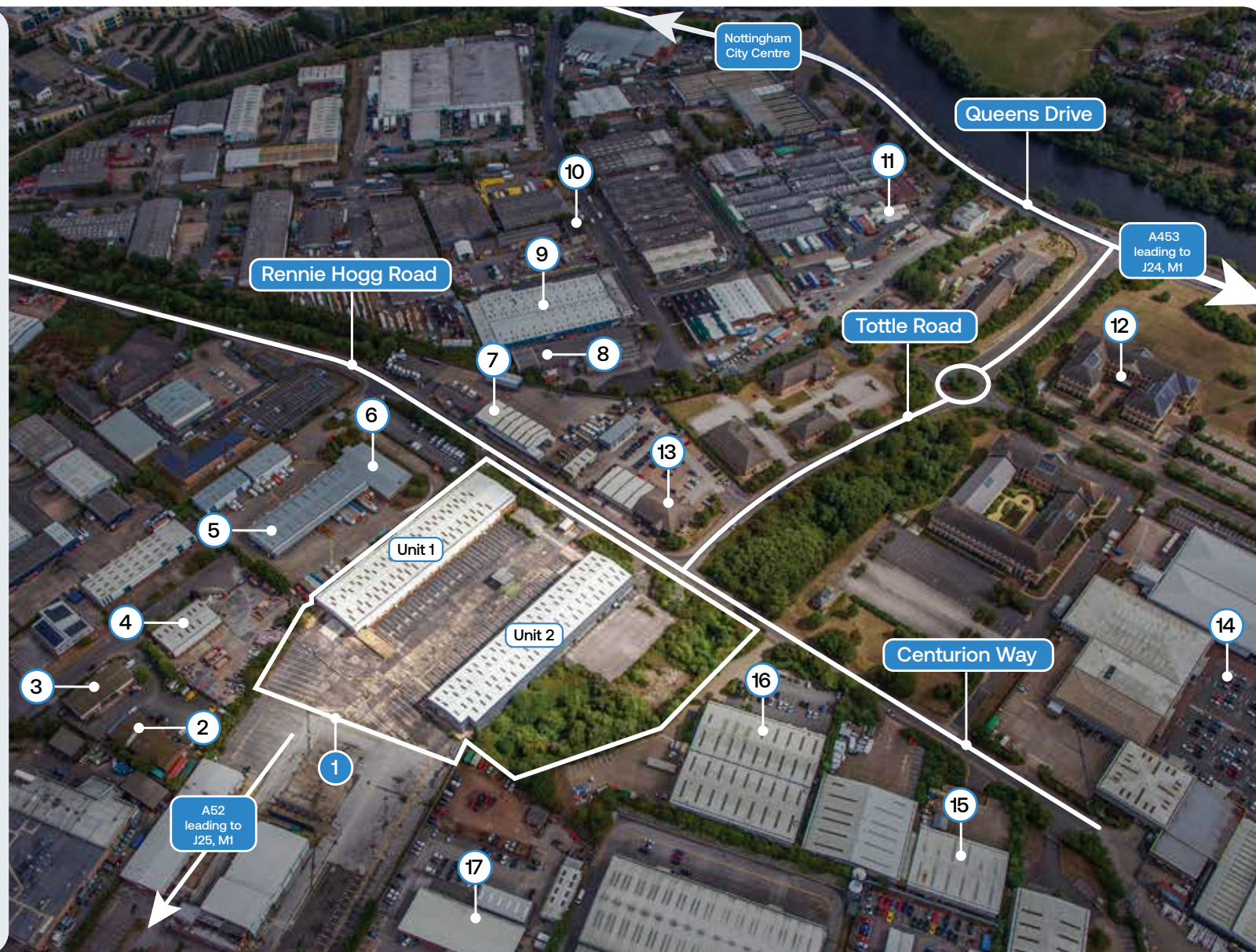
GROUND FLOOR PLAN



FIRST FLOOR PLAN

An established industrial and logistics location

- 1 Units 1 and 2 - Available
- 2 Warburton Service
- 3 N1 Visual
- 4 SIG Roofing
- 5 Cruxpool
- 6 FedEx Station
- 7 Keltruck Scania
- 8 Daltons Wadkin
- 9 Print & Display
- 10 Travis Perkins
- 11 Complete Food Group
- 12 St James's Place
- 13 Land Rover Service Centre
- 14 Riverside Retail Park
- 15 Sauce Shop
- 16 Vision Express
- 17 Honda Vertu

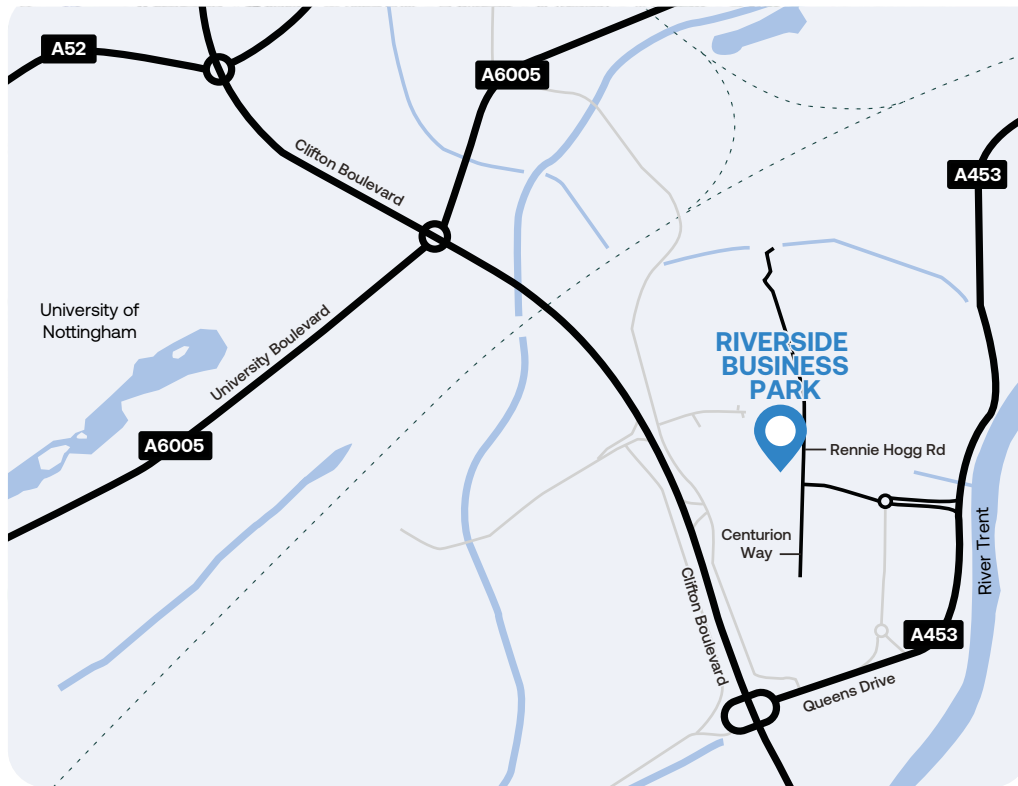




 [Watch Video](#)



Location



Riverside Business Park is accessed from the A453, 2 miles south west of Central Nottingham and comprises a modern mixed use business park within the Lenton Lane Industrial Estate.



The A453 connects to the A52 (0.5 miles from the site) which in turn provides direct access to Junctions 24, 25 and 26 of the M1 – the three M1 junctions which serve Nottingham.



Nottingham Station is accessed by the A453 and is 1.5 miles north east of the site.



East Midlands Airport is located approximately 13 miles south west of the property accessed by the A453 / J24, M1.



Nottingham is at the heart of the East Midlands with 89% of the UK population accessible within a 4 hour HGV drive time.

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[Book a viewing](#)

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Further information:

EPC

EPC rating of both Unit 1 and Unit 2 is B.

VAT

VAT is payable where applicable.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Terms

Available on new full repairing and insuring leases.

Anti-Money Laundering Regulations

Anti-Money Laundering Regulations In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

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