

INDUSTRIAL  
SPACE

TO LET

BLOOMSGROVE  
INDUSTRIAL ESTATE,  
NOTTINGHAM



## ADDRESS AND SIZE

Nottingham, East Midlands, NG7 3JB

Various units from 16,720 - 21,207 sq ft

## SUMMARY

Looking for modern industrial units close to Nottingham? Blooms Grove Industrial Estate might be just what you're looking for!

## VIEWING

Arrange a viewing with one of our property team using contact details below. Pall Mall Estates have a wide range of low cost commercial properties across the UK. Get in touch with us today!

## GET IN TOUCH

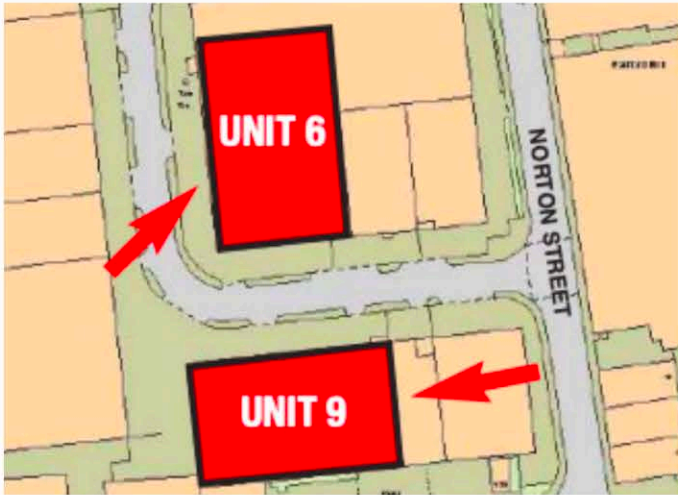
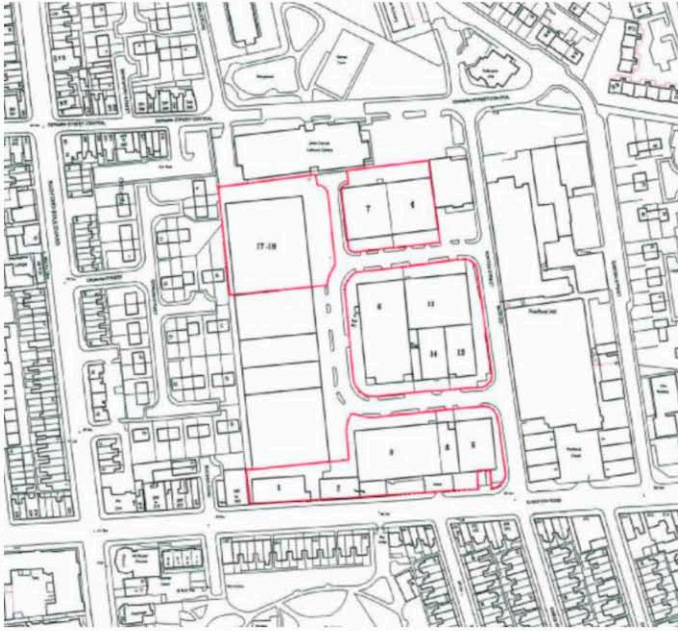
☎ 0121 228 0000

🌐 [pallmallestates.co.uk](http://pallmallestates.co.uk)



High value, low cost, flexible business space to let throughout the UK





## THE PALL MALL PROMISE

With almost 5.5 million sq ft of business space in over 100 locations throughout the UK, Pall Mall Estates lets business space to over 350 businesses. We understand how crucial to your company the value you get from your business space is, not in just the low cost of the space, but the value of the terms too. Our customer focused approach to leasing means whether your company is a start up business or well established and looking to expand or downsize Pall Mall will have terms that give you flexibility.



HIGH VALUE



LOW COST



FLEXIBLE



0121 228 0000  
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## DESCRIPTION

Looking for modern industrial units close to Nottingham? Bloomsgrove Industrial Estate might be just what you're looking for! We have two units available, both of steel portal frame construction with brick walls and a pitched roof. Both units have integral 2 storey office ancillary space, and can be accessed via electric roller shutter door. These units would be suitable for many types of business including warehousing, manufacturing, assembly or trade centre use.

## LOCATION

The properties are located on Bloomsgrove Estate - a popular commercial and industrial area located alongside Ilkeston Rad (A609). Bloomsgrove Industrial Estate has good access to Nottingham ring road and consequently the national motorway network.

## APPROXIMATE DRIVING DISTANCES

City Centre	1 mile
M1 Junction 26	5 miles
M1 Junction 25	7 miles
East Midlands Airport	14 miles
Derby	15 miles
Birmingham	51 miles
Stoke on Trent	53 miles

## UNIT SIZES

Unit 6	Sq ft	Sq m
Two storey offices	3,089	287
Mezzanine	2,713	252
Ground Floor Warehouse	14,715	1,367
Warehouse Office/Canteen	689	64
<b>Total</b>	<b>21,207</b>	<b>1,907</b>

Unit 9	Sq ft	Sq m
Two storey offices	2,300	214
Warehouse	14,420	1,341
<b>Total</b>	<b>16,720</b>	<b>1,555</b>

## LEASE TERM

Flexible lease terms are available on application

## TERMS & CONDITIONS

Subject to contract. Misrepresentation Clause. Conditions under which particulars are issued by Pall Mall Estates for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Pall Mall Estates or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT. December 2014