

MEADOW LANE INDUSTRIAL ESTATE, STAPLEFORD ROAD

Trowell, Nottingham, NG9 3PS



KEY FEATURES

- Rent: £18,000 - £65,004 per annum
- 1,853 - 13,967 Sq Ft (172.14 - 1,297.53 Sq M)
- Workshops suitable for a range of uses
- In an established estate
- Roller shutter doors
- 3 Phase Electric
- Located on the A6007 just 3 miles from J25 M1
- Multiple units available, please contact the agents.

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TO LET - WAREHOUSES

LOCATION

Trowell is a well-connected commercial location between Nottingham and Ilkeston, approximately 6 miles west of Nottingham city centre and 10 miles east of Derby.

Meadow Lane Industrial Estate is an established industrial location directly off Stapleford Road (A6007), the main route connecting Trowell with Ilkeston to the north and Stapleford to the south.

The estate is approximately 3 miles from Junction 25 of the M1, providing excellent access to the A52, Nottingham, Derby and the wider motorway network. Nearby occupiers include Transport Companies, Judd Whyle & Son Scaffolding and Auto Trade, together with a range of established industrial and automotive businesses.

DESCRIPTION

Workshops to let. 3 miles from J25 M1. Suitable for General Industrial. Storage etc. Established estate. Frontage onto A6007. Works underway to insulate and overboard the roof.

Unit 4 The Old Bakery - Workshop benefits from a roller shutter door (3.3m x 4.4m), inspection pit, 3.9m eaves, 3 Phase electric, strip lighting, office, kitchen and external parking. No car detailing uses

Unit 4a - Main warehouse bay of 10.4 x 12.1 meters plus interlinked side store that is raised from the main bay. Warehouse benefitting from a roller shutter door (3.2m wide x 3.3m), 3.69m eaves, shared WC, parking on site. No car breaking uses permitted

Units 2&3 - Twin-bay warehouse with offices, mezzanine storage and good vehicle access. The accommodation comprises two interconnected warehouse bays with approximately 3.6m eaves and a large roller shutter loading door measuring approximately 6m wide x 3m high. The property also benefits from three-phase electricity, offices, kitchen and mezzanine storage. The landlord may consider splitting the accommodation to provide individual warehouse units.

ACCOMMODATION

The accommodation has been measured on a Gross Internal Area (GIA) in accordance with the RICS Code of Measuring practice.

FLOOR	Sq Ft	Sq M
Unit 4a	2,106	195.65
Unit 4 The Old Bakery	1,853	172.14
Units 2&3	13,967	1,297.53
TOTAL	13,967	1,297.53

PLANNING

We understand the property has been use for B8 (Storage or distribution) and Class E (Commercial Business and Service) of the Town and Country Planning (Use Classes) Order 1987 . All parties should confirm the planning position with the relevant Local Authority.

SERVICES

Main services to include sub-metered 3 Phase Electric are connected to the property (No Gas). The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations.

RATING

Units 2&3: The property is currently listed as a warehouse and premises on VOA.gov.uk under two separate assessments.

Unit 2: Rateable Value = £17,500

Unit 3: Rateable Value = £18,250

Unit 4 The Old Bakery: The property is currently listed as a Garage and premises on VOA.gov.uk.
Rateable Value: £10,250

Unit 4a: The property is currently listed as a Garage and premises on VOA.gov.uk.
Rateable Value: £10,250

Please check the valuation office website for any rates incentives. Subject to status you may qualify for small business rates relief.

SERVICE CHARGE

Is payable for the running, maintenance and up keep of the building structure, common, shared and external areas.

The current service charge budget is £0.30 per Sq Ft.

TENURE

Industrial unit to let by way of a new lease for a minimum term of 3 years.

RENT

The premises is available to rent for £18,000 - £65,004 per annum.

VAT

All figures are quoted exclusive of VAT, we are advised the property is registered for VAT which is applicable at the prevailing rate.

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ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

PAPER COPYING LICENCE

100062569

PARTICULARS UPDATED

14-Aug-2026

NOTE

Plans, maps drawings are not to scale.

OMEETO

Please check our website for a suite of photos, video's and virtual tour. Users can also access our data room for various property documents.



CONTACT

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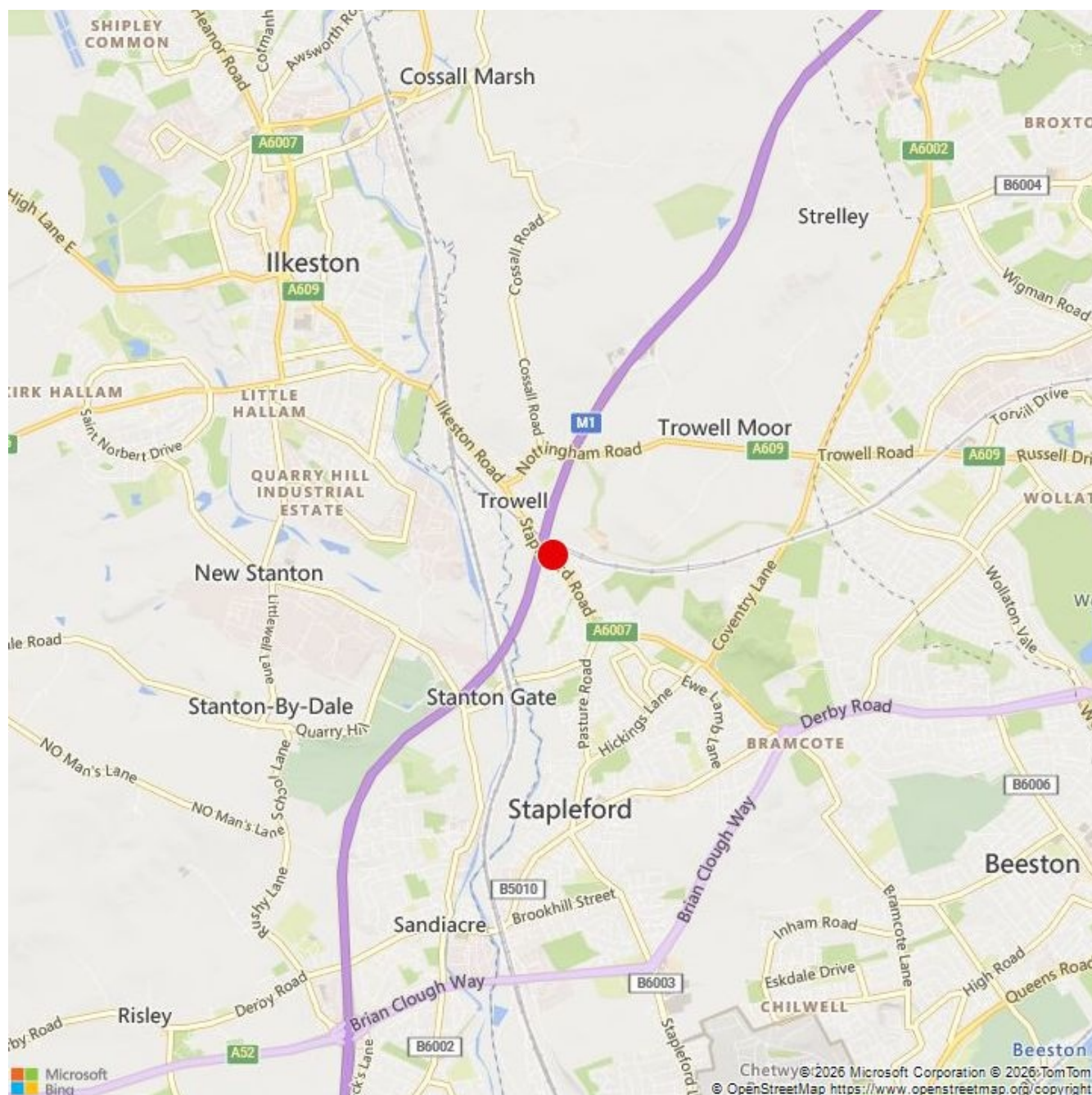
IMPORTANT NOTICE

1) Omeeto are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made by word of mouth or in writing.
2) These particulars do not form part of any offer or contract and "information" must not be relied upon as statements, representations or facts.

3) All measurements, areas and distances are approximate and for guidance. All descriptions, conditions, permission for use and occupations should not be relied upon and it should not be assumed that the property has all necessary planning, building regulation or other consents. Services, equipment and facilities etc have not been tested. Any interested party must satisfy themselves on these matters by inspection, independent advice or otherwise.
4) Photos, video's, virtual tours etc show only certain parts of the property as they appeared at the time of inspection.

The OMEETO logo, consisting of the word 'OMEETO' in white capital letters on a dark red background.

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