BILLBOROUGH

21 GLAISDALE DRIVE

FOR SALE

Office/Warehouse Premises
(LEASEHOLD)

£225,000

853.94 M² (9,191 Ft²)

21 Glaisdale Drive East,
Bilborough,
Nottingham,
NG8 4JJ

0115 941 5241

william@mussonliggins.co.uk

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GENERAL DESCRIPTION

The subject premises comprise of a brick built warehouse and office facility.

FEATURES

- LEASEHOLD
- OFFICE AND WAREHOUSE SPACE
- SECURE REAR YARD

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Bilborough,
Nottingham,
NG8 4JJ

LOCATION

The subject property is situated with a frontage onto Glaisdale Drive East, an established industrial location within the Nottingham suburb of Bilborough, which gives direct access to Woodhouse Way/A610 main roads leading to Junction 26 of the M1 Motorway.

Glaisdale Drive West links with the A609 Trowell Road to the south west of the subject property. The A609 does link with Nottingham City Centre located approximately 3 miles distance to the east of the subject property with theA609 linking with the A6002 and provides access to the A610 linking with Junction 26 of the M1 motorway located approximately 3 miles distance to the north of the subject property.

DESCRIPTION

The subject premises comprise of a brick built warehouse and office facility, located prominently on Glaisdale Drive East.

The buildings internally form predominantly warehouse accommodation, together with fitted offices which comprise a mixture of both open plan and cellular formats.

Externally, the buildings sit within a wider site of a 0.749 acres/0.303 hectares which benefits from a loading area to the rear of the site and external off-street parking for approximately seven vehicles

Warehouse 1	M^2	Ft^2
Main Warehouse	506.71	5,454
Offices	125.07	1,346
Total	631.78	6,800

Warehouse 2	M^2	Ft^2
Warehouse	222.16	2,391

Total Accommodation	853.94	9,191

BUSINESS RATES

Rateable Value: **£25,500**
From April 2026: **£31,500**

This is not the amount you will pay. For further information regarding rates payable and small business rates relief, please contact Nottingham City Council

PLANNING

For further information on planning and use, please Nottingham City Council Planning Control Department.

EPC (ENERGY PERFORMANCE CERTIFICATES)

A copy of the existing building's Energy Performance Certificate can be obtained from the Agents

TENURE

The premises are available for sale on a leasehold basis, held on the residue of a 99 year Lease from the 25th December 1953 at a current annual rent of £121

PRICE

Offers in the region of £225,000 (Two Hundred and Twenty Five Thousand Pounds)

SERVICES

We understand that electricity and water are connected to the premises however we recommend that interested parties contact the relevant service providers to confirm this.

VAT

Prices are quoted exclusive of Value Added Tax (VAT).

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VIEWING

Strictly by prior appointment with the Sole Agents Musson Liggins Ltd.

CONTACT

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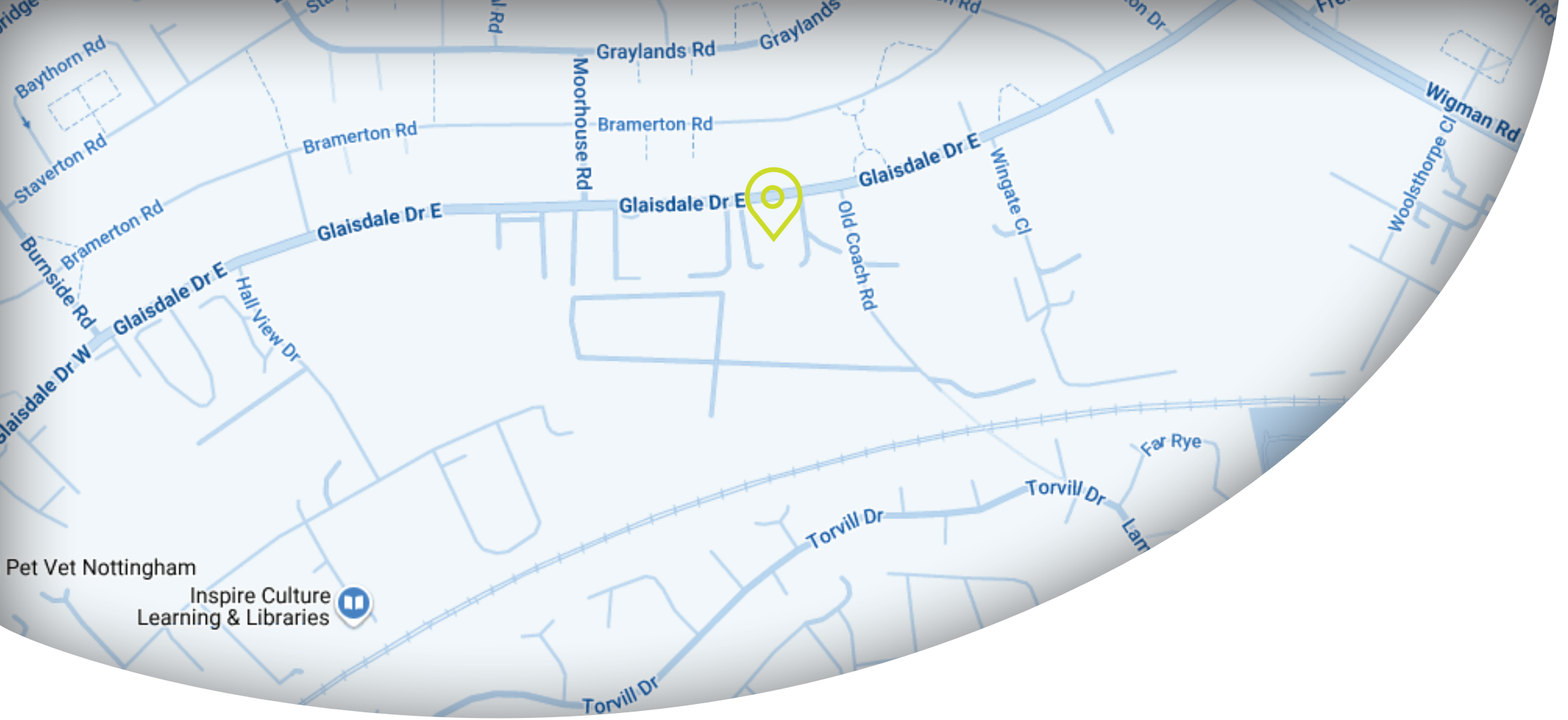

MISREPRESENTATION

While every effort has been made to ensure that these particulars provide a true and fair summary of the development, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this development. To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the development that liability is excluded to the extent permitted by law from time to time.

MUSSON LIGGINS

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VALUATION REPORTS

COMMERCIAL SALES & LETTINGS

LANDLORD & TENANT ADVICE

At Musson Liggins we aim to deliver a personal and professional service you can trust, with clear, practical advice and guidance.

Property services we offer include; Sales and Lettings of Commercial and Investment Properties, Acquisition and Property Investment Advice, Red Book Valuations, Rent Reviews, Lease Renewals, Landlord and Tenant Advice.

If you would like to discuss any property related matter, do not hesitate to contact our friendly and professional team.

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