Light Industrial Unit

Unit 1, Trentview Court, NG2 3FX

1,560ft² (144.93m²)

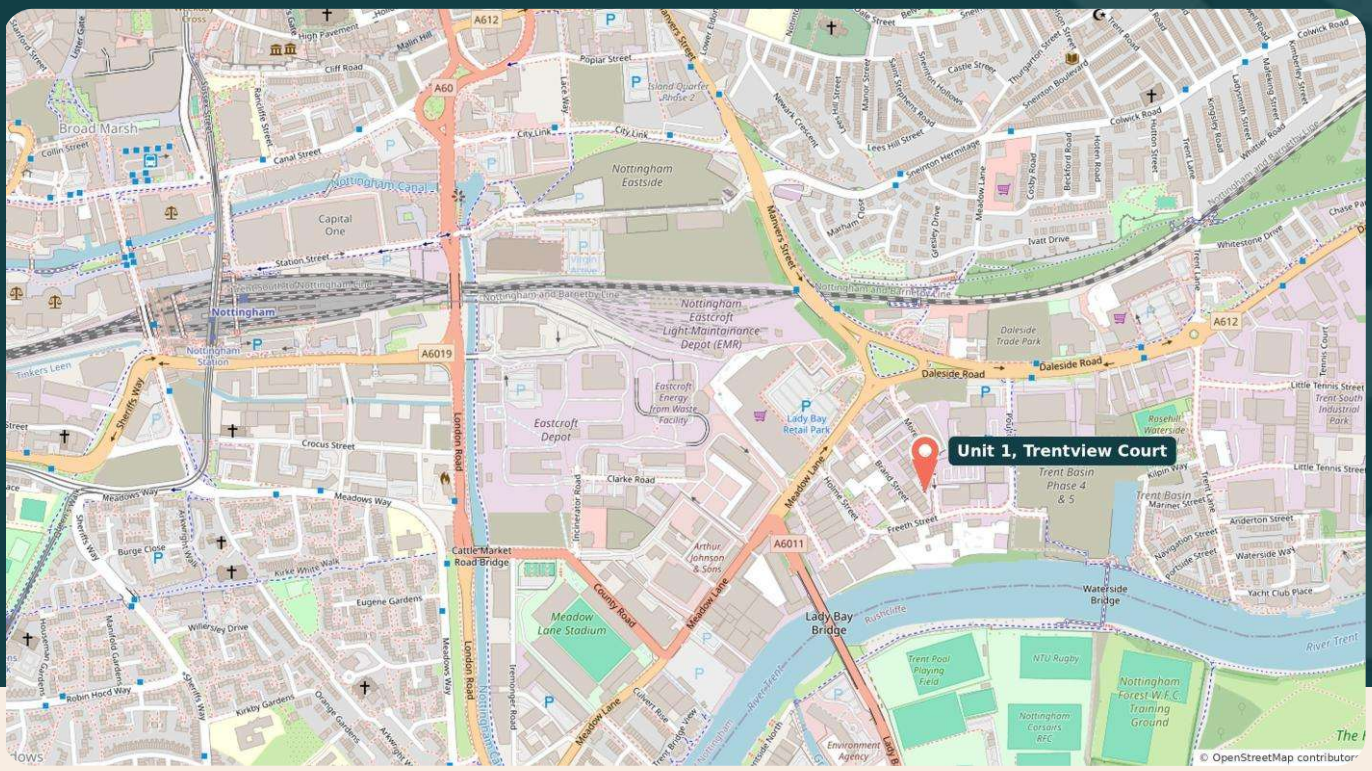


To Let

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Location



Trentview Court is situated on Moreland Street within the established Sneinton commercial area, approximately 1 mile east of **Nottingham city centre** and **Nottingham railway station**.

The estate lies just off **Daleside Road (A612)** and **Meadow Lane (A6011)**, providing quick access to the **A60** and, via Lady Bay Bridge, the **A52** and onward to the **M1**.

Nearby occupiers include **Daleside Trade Park** and **Lady Bay Retail Park**, with the surrounding area offering a strong mix of trade counter, industrial and roadside businesses.

Click here for Google map link





Accommodation

A single-storey light industrial unit of brick and blockwork construction under a steel-framed, profile-sheet roof, with roller shutter loading door, pedestrian access, strip lighting, 3-phase power and WC.

The property comprises the following floor area:

Approx. Floor Area	SQ FT	SQ M
Workshop / Warehouse	1,560	144.93
Total	**1,560**	**144.93**

Rent

Quoting rent **£15,000 per annum exclusive**

VAT

All figures are quoted exclusive of VAT, which is applicable at the prevailing rate.

EPC Rating

The property has an EPC rating of **B (48).**





Terms

The unit is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

Business Rates

The premises is assessed as follows:

Rateable Value: £11,500

UBR (2026/2027): 0.432

Rates Payable: £4,968

Occupiers may qualify for small business rates relief. This information is for guidance only and all parties are advised to check with the local billing authority.

Service Charge

A service charge may be levied towards the upkeep and maintenance of the common areas of the estate. Further details are available upon request.

Planning

It is understood that the property has consent for *light industrial* use under Use Class E(g)(iii). All parties should verify this themselves.

Viewing

All viewings are strictly by prior appointment. For further information or arrangements to inspect please contact:

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