



## Industrial Premises at 1 Daniels Way, Hucknall Nottingham, Nottinghamshire, NG15 7LL

- Detached industrial unit with integral offices 26,100 sq ft (2,424.8 sq m)
- 1.5 acre site including car parking and rear yard
- Established industrial area
- Excellent access to M1 motorway via Junctions 26 and 27

# 1 Daniels Way Nottingham

## LOCATION

Hucknall lies 7 miles north of Nottingham city centre and benefits from excellent access to the M1 motorway via Junctions 26 and 27.

The property is located on Daniels Way, approximately 1.5 miles south of Hucknall town centre, just south of the A611 which connects to Junction 27 of the M1 via the A608.

Hucknall is an established industrial location and occupiers in the immediate area include Toll Global Forwarding, SAC, Wolseley, Briton Fabrications and GeoAmey. The subject property adjoins Harrier Park, a new 67 acre development of large commercial units.

## DESCRIPTION

The property comprises a detached industrial unit constructed on a steel portal frame with an eaves height of 4.85m. It has two loading doors. Internally, the building is divided into two main areas, heated with warm air blowers and is completed with two-storey integral offices, including a canteen and toilet facilities.

There is a single access to the site from Daniels Way, a car park to the front of the unit and further parking along the side elevation. To the rear of the unit is a yard with a basic building currently housing compressors.

In the east corner of the site is a telecoms mast which is fully fenced.

## ACCOMMODATION

Ground floor	23,190 sq ft	2,154.4 sq m
Main first floor offices	2,210 sq ft	205.4 sq m
Production office	267 sq ft	24.8 sq m
Mezzanine store	433 sq ft	40.2 sq m
<b>Total</b>	<b>26,100 sq ft</b>	<b>2,424.8 sq m</b>

## SITE AREA

The total site area is 1.5 acres (0.61 hectares).

## SERVICES

We understand that all mains services are available or connected to the property. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.



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## PLANNING

The property currently has planning permission for Class E, B2 & B8 use of the Town and Country Planning (Use Classes) Order 1987 (as amended).

## TENURE

The property is available either for sale, or to let on a new full repairing and insuring lease.

## PRICE/RENT

Price/rent upon application.

## LOCAL AUTHORITY

Nottingham City Council, Admail 4270, Nottingham NG1 9YZX  
Tel: 01159 154819

## BUSINESS RATES

According to the Valuation Office Agency website, the rateable value of the property in the 2023 Rating List is £108,000.

## ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Rating of D76.

## VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Andrew Dixon MRICS

Direct Line: 01952 521005

Mobile: 07957 828565

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Ref: JAGD/3854



Printcode: 2024628

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This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.

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