

# Lot 9, Units 4 to 16 Salisbury Square Industrial Estate, Salisbury Square, Nottingham, Nottinghamshire NG7 2AB

For sale by Auction on 13th February 2025 (unless sold or withdrawn prior)



On Behalf  
of



Nottingham  
City Council



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## Property Information

### Freehold Industrial Estate Investment

- Established industrial estate
- Includes 13 units with forecourt loading and parking
- Total floor area of approximately 1,294 sq m (13,926 sq ft)
- Site area of approximately 0.31 Ha (0.76 Acres)
- Active management potential
- 1.2 miles north-west of Nottingham City Centre
- Neighbouring occupiers include numerous local trade counters, local industrial businesses, University of Nottingham and GSK Plc/GlaxoSmithKline
- 

#### Lot

9

#### Auction

13th February 2025

#### Rent

£120,915 per Annum Exclusive  
with 1 unit to be let,

#### Sector

Industrial, Warehouse

#### Status

Available

On behalf of Nottingham City  
Council

#### Auction Venue

Live Streamed Auction

### Location

- Miles** 15 miles north of Loughborough, 39 miles south-east of Sheffield, 51 miles north-east of Birmingham
- Roads** A52, M1
- Rail** Nottingham Train Station
- Air** East Midlands Airport

### Situation

The property benefits from excellent communication links being next to the A52, which links to the M1. The property is situated approximately 1 mile north-west of Nottingham City Centre, in an established industrial location, surrounded by a densely populated residential suburb. Neighbouring occupiers include numerous local trade counters and local industrial businesses, whilst the University of Nottingham and GSK plc/GlaxoSmithKline are close by.

### Tenure

Freehold.

### EPC

All Units have a valid Energy Performance Certificate that is compliant with the MEES regulations. See Legal Pack.

### Description

The property comprises a 13 unit industrial estate, within three blocks. Each unit benefits from a vehicle access loading door and a forecourt for general loading and parking. There is site area of approximately 0.31 Ha (0.76 Acres).

### VAT

VAT is not applicable to this lot.

### Note

The Special Conditions of Sale provide for the Buyer to pay to the Seller an additional sum (VAT not applicable) as a contribution towards the Seller costs. The property is being offered for sale subject to an Overage provision in the Special Conditions of Sale, a copy of is available within the legal pack. Prospective buyers are directed to the legal pack, including (but not limited to) the front sheet which contains specific disclosures, and particularly to draw attention to the disclosures that a) there is a small gap in the corner area between Units 9/10 and Unit 11 and the adopted highway, and b) that an area of land which contains a slither of Units 4 and 5, is not included in the sale as not being registered to Nottingham City Council, and c) one of the leases (Unit 15) has expired with the tenant remaining in occupation

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## Tenancy & Accommodation

Unit	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Reviews (Reversions)
Unit 4	Industrial	130.40	(1404)	ABS MOTS LIMITED (CRN: 13962125)	5 years from 06/09/2022	£11,250	(05/09/2027)
Unit 5	Industrial	130.10	(1400)	INDIVIDUAL	3 years from 16/05/2024	£12,640	(15/05/2027)
Unit 6	Industrial	174.10	(1874)	INDIVIDUAL	3 years from 16/03/2024	£19,900	(15/03/2027)
Unit 7	Industrial	116.20	(1251)	INDIVIDUAL	3 years from 09/12/2022	£10,800	(12/08/2025)
Unit 8	Industrial	115.60	(1244)	INDIVIDUAL	3 years from 16/03/2024	£11,850	(15/03/2027)
Unit 9 -10 & Yard	Industrial	233.60	(2514)	BRANDON HIRE LTD (CRN: 12095566)	15 years from 26/10/2012	£21,275	(25/10/2027)
Unit 11	Industrial	65.70	(707)	BRANDON HIRE LTD (CRN: 12095566)	15 years from 26/10/2012	£5,700	(25/10/2027)
Unit 12	Industrial	66.00	(710)	BRANDON HIRE LTD (CRN: 12095566)	4 years from 13/10/2023	£7,250	(25/10/2027)
Unit 13	Industrial	66.10	(711)	VACANT POSSESSION			
Unit 14	Industrial	66.10	(712)	INDIVIDUAL	3 years from 26/01/2024	£7,750	(25/01/2027)
Unit 15	Industrial	66.00	(710)	MA BROS UK LIMITED (CRN: 12122313)	3 years from 17/12/2021	£5,500	(16/12/2024)
Unit 16	Industrial	64.00	(689)	SINBADD DJ Limited (CRN: 12743306)	3 years from 23/09/2023	£7,000	(22/09/2026)
<b>Total approximate floor area</b>		<b>1,293.80</b>	<b>13,926 (1)</b>			<b>£120,915 with 1 unit to be let.</b>	

(1) The floor areas stated above are those published by the Valuation Office Agency (<https://www.tax.service.gov.uk/business-rates-find/results>)

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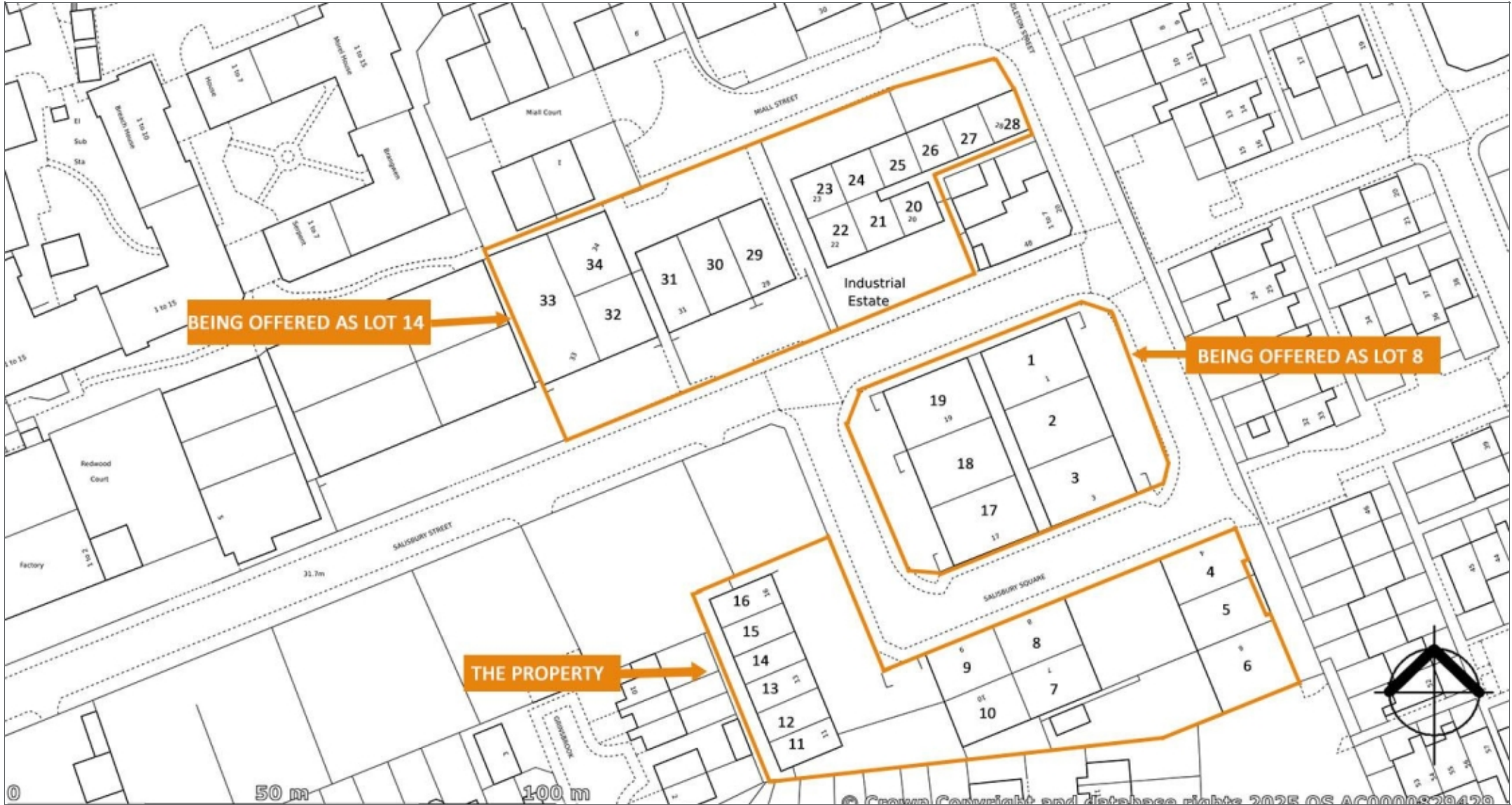
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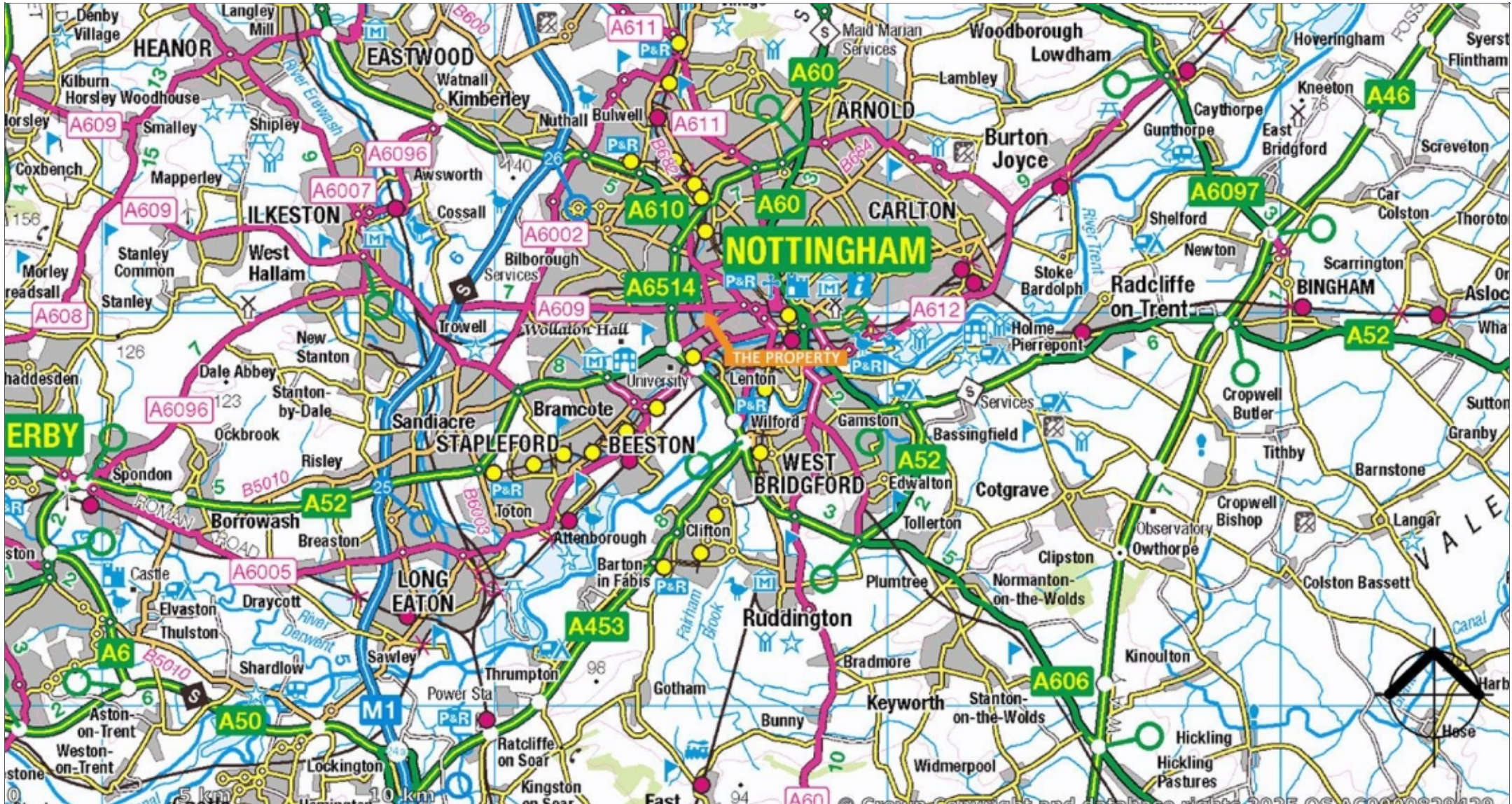
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## Contacts

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