

Unit 1 & 2
Queens Drive Industrial Estate
Nottingham, NG2 1NA
[///answer.tables.homes](http://answer.tables.homes)
dotindustrial.co.uk

14,463 sq ft
1,343.6 sq m

Undergoing Refurbishment
Industrial / Trade Counter Unit
Targeting EPC A

dot Industrial space.
Made better.

Industrial space with
a new lease of life.

A great Nottingham
location.

And your
name on it.

Asset managed by:
ARGO 
Real Estate Limited

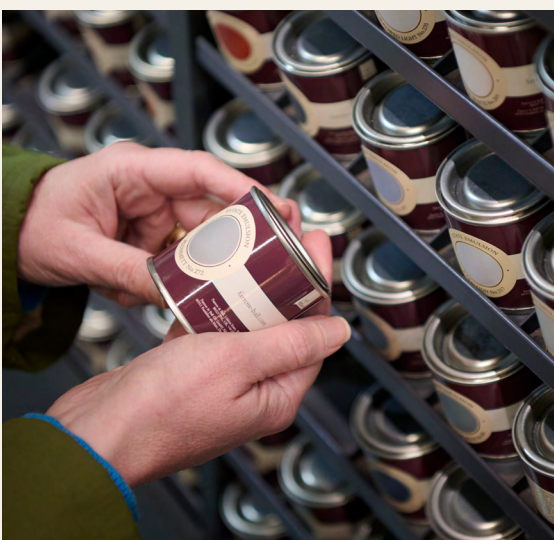
Industrial space.



RIVER LEEN

NOTTINGHAM ➤

Made better.



With a combined 14,463 sq ft, Unit 1 & 2 at Queens Drive Industrial Estate are undergoing an extensive refurbishment to provide superb industrial space.

Located in the heart of Nottingham's industrial district, the estate is primed with fast connections and excellent ESG features.

← NOTTINGHAM

LEICESTER →

A453

A453

CROSSGATE DR

Unit 1&2
14,463 sq ft

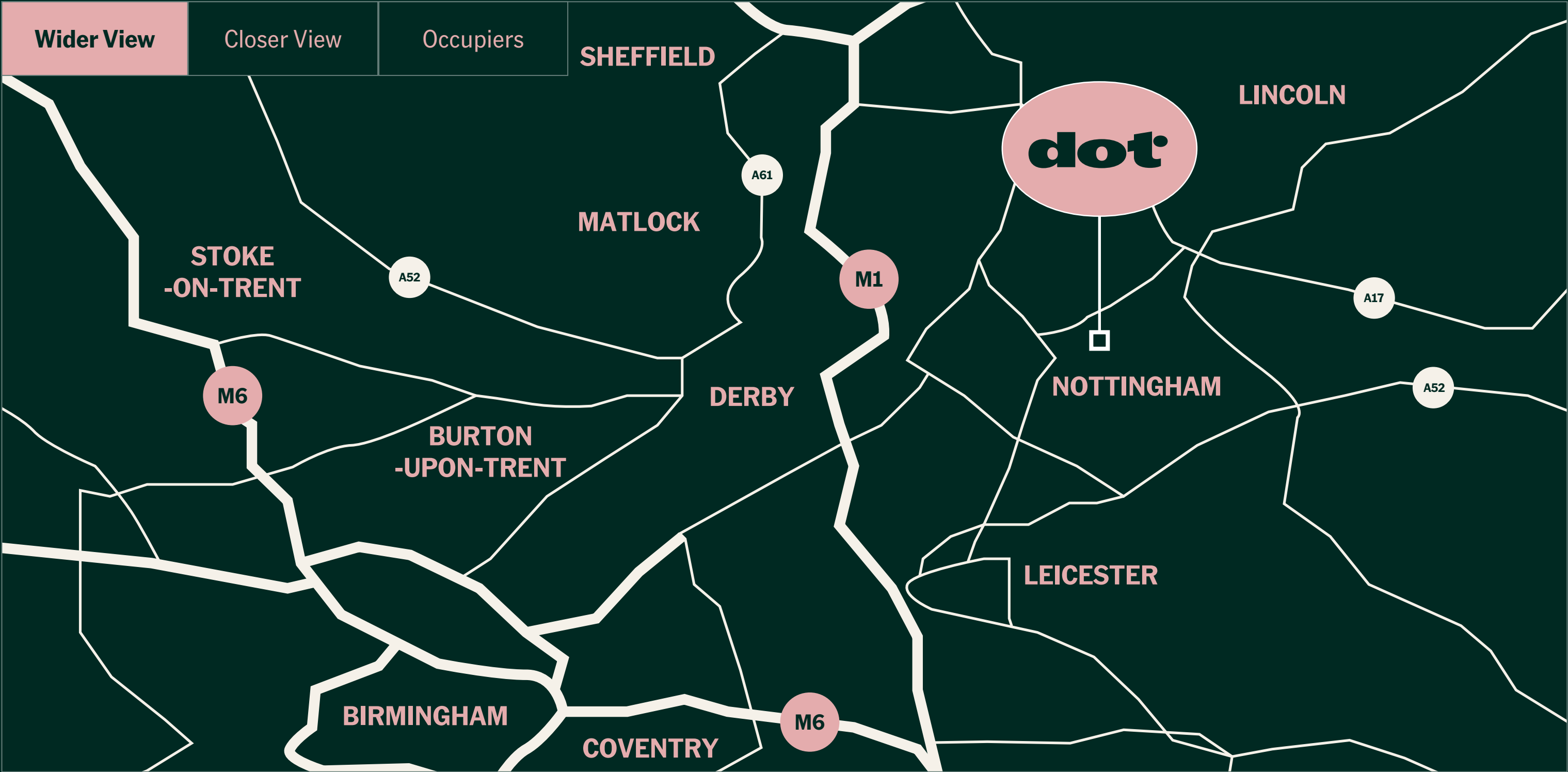
LONGWALL AVE

A top of the Notts location.

You want extra connectivity and zero headaches.

Located on the premier industrial estate in Nottingham, Units 1 & 2 are strategically located close to both Nottingham’s city centre and the outer ring road. This puts the M1 within a 12-minute drive of the estate for national reach.

For rail, Nottingham station is just a mile away, ideal for those commuting in. East Midlands Airport is approximately 12 miles away for international travel.



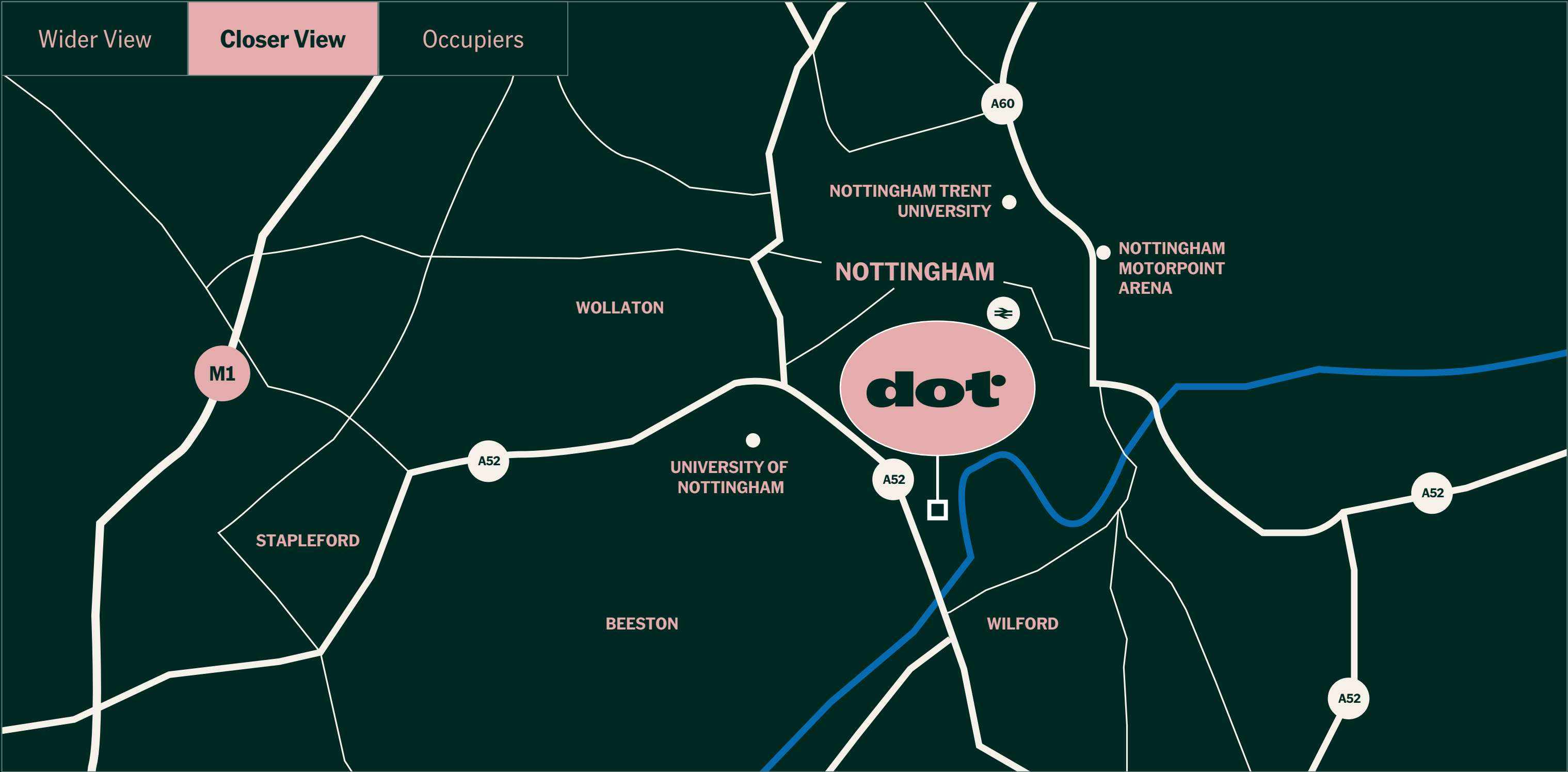
NG2 1NA ///answer.tables.homes

Queens Drive Population Reach	45 Minute Drivetime	2,868,724	
	60 Minute Drivetime	4,937,825	
30 Minute Drivetime			1,279,434

Road		
M1 J25	6 Miles	12 Mins
M1 J24	11 Miles	18 Mins
Nottingham City Centre	1.5 Miles	8 Mins
Derby	15 Miles	29 Mins

Rail & Air		
Nottingham Train Station	➔	1 Mile
East Midlands Airport		12 Miles

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A top of the Notts location.

Wider View

Closer View

Occupiers

















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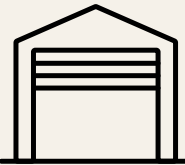
Better industrial space.

Full stop.

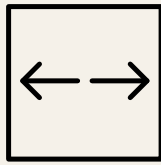
You need a space you can rely on. Unit 1 & 2 are undergoing refurbishment to meet the demands of modern occupiers.

Soon to be ready to operate at your speed, these spaces have the size and spec ideal for last-mile logistics and trade counter businesses.

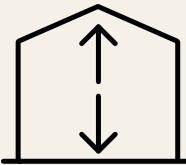
Accommodation	(sq ft)	(sq m)
Ground Floor Warehouse	12,620	1,172.4
First Floor Offices	1,843	171.2
Total	14,463	1,343.6



2 Level Access Loading Door



Large Loading Forecourt



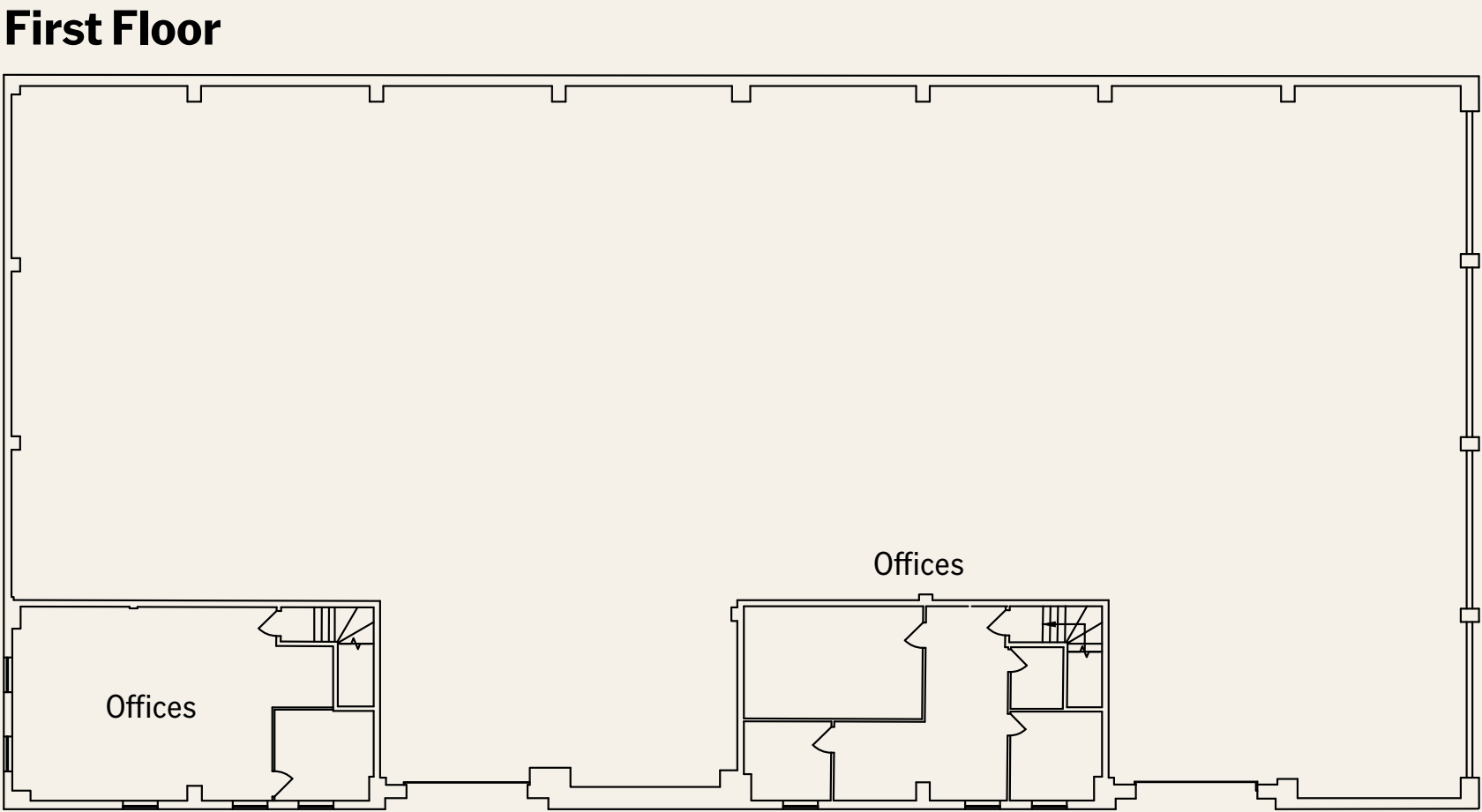
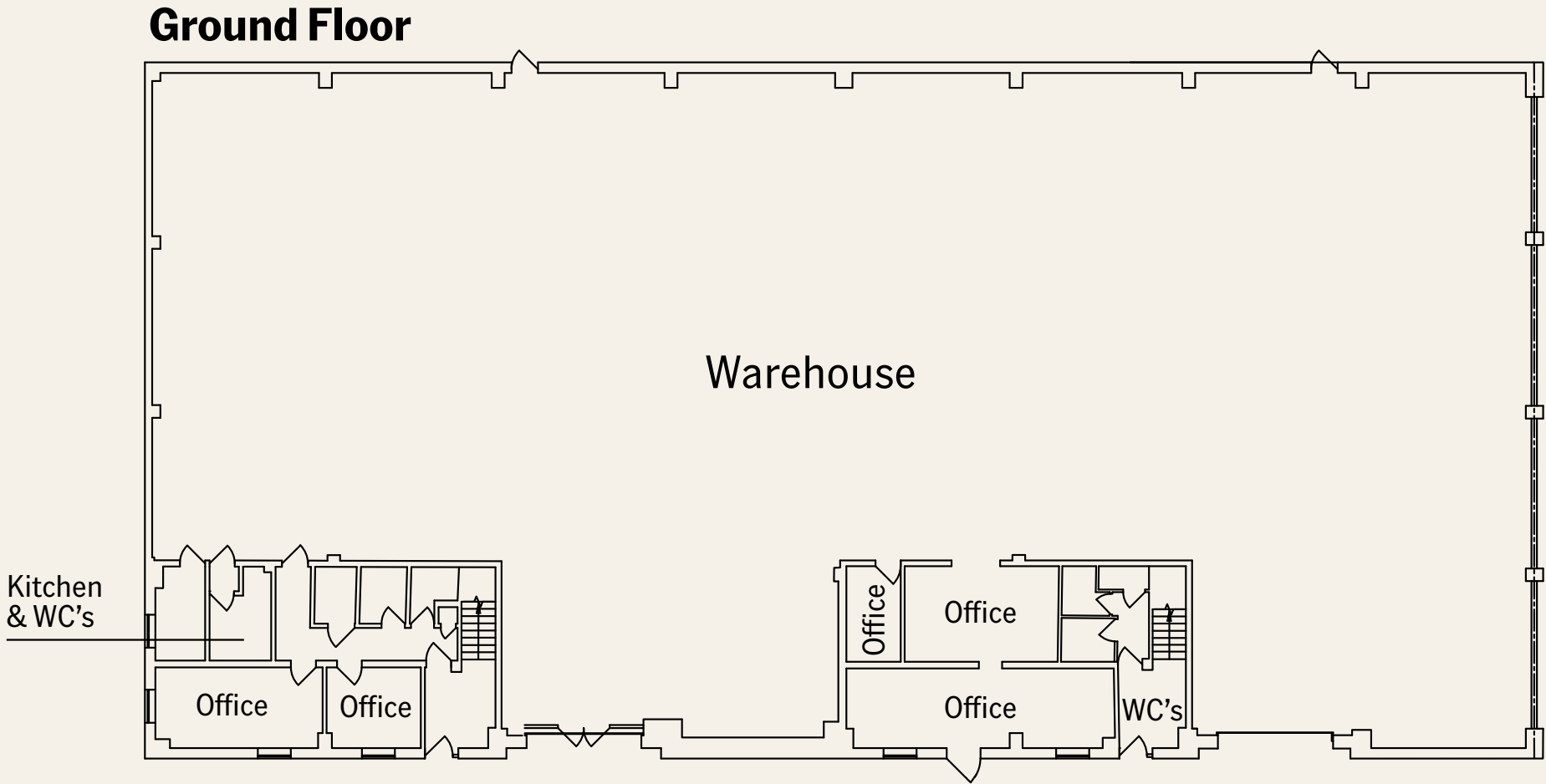
6.5m Clear Height



Allocated Parking



24/7 Access



A space that puts people first.

Efficient, inviting spaces.

After understanding your needs, we modernise buildings and estates to create more efficient, inviting spaces that are better for business, employees and customers.



Common sense upgrades. For uncommon returns.

• Extensive Landscaping



• Unit 1&2 Exterior



• Newly fitted roof panels for enhanced natural lighting increasing staff welfare and efficiency

• High quality materials used throughout for a clean, modern finish



Lower bills at the flick of a switch.

Sustainability and workforce wellbeing go hand in hand. With LED lighting that’s easy on the eyes, and PV panels that lower your bills by up to £2,190 per year*, this is a warehouse that feels smart from the moment you step inside.



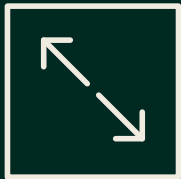
Targeting
EPC A



Photovoltaic
Panels



LED
Lighting



10% Rooflight
Coverage



Based on 25p / kWh electricity unit rate (subject to all generation being used on site). This is based on the proposed 10 kWp system being installed and an annual energy generation of c.8,750 kWh.

01. Only the best locations will do.

We know where the opportunities are and we want to put you there.



02. Always right there with you.

Easy access to an experienced team who love getting things done.

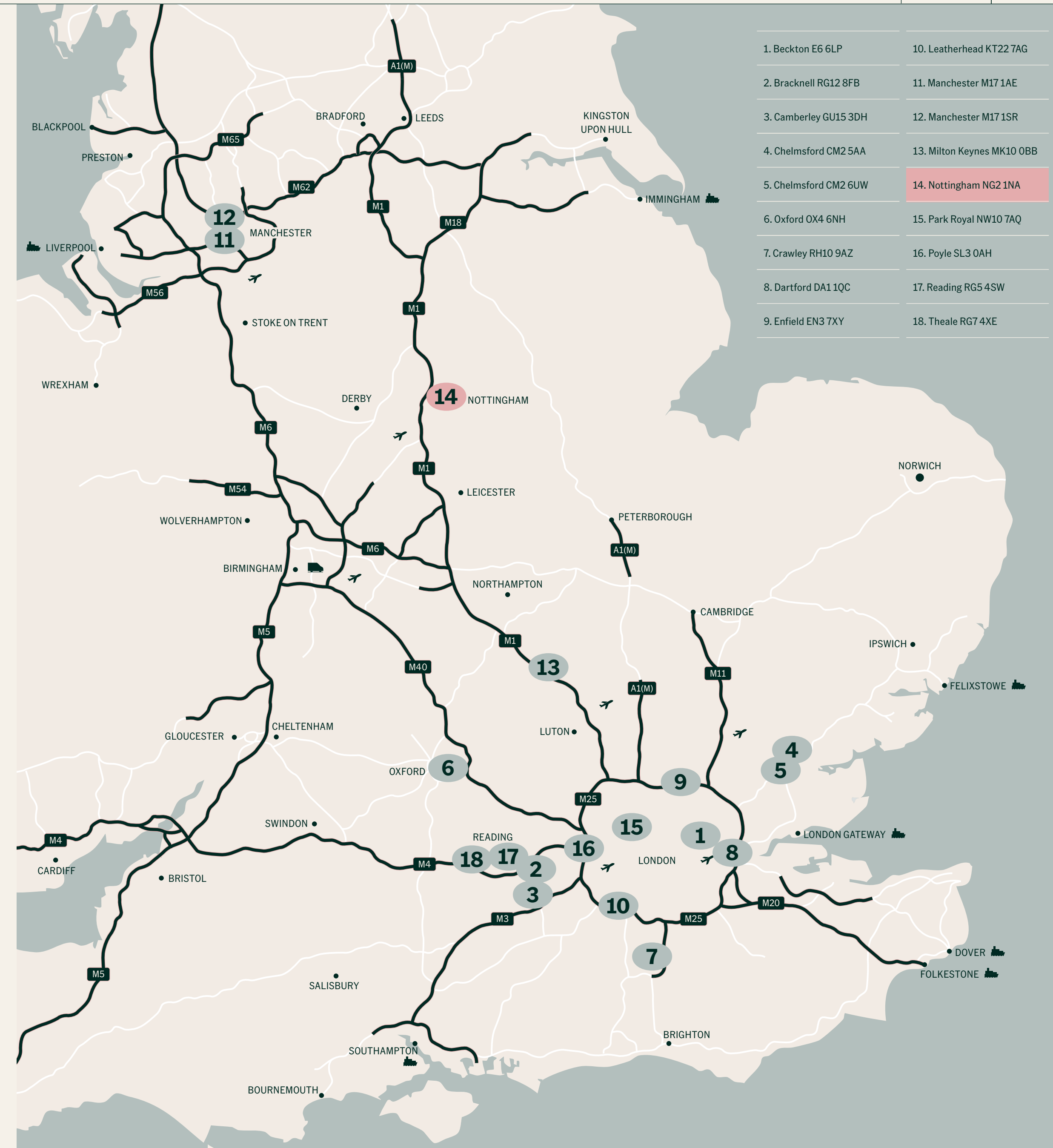


03. Creating spaces people are proud of.

Because an industrial space should back you, not hold you back.



You deserve industrial space that works as hard as you do. Perfectly placed urban space built for your last mile, trade or light industrial needs. Efficient, inviting and expertly managed by ARGO.





Industrial space.
Made better.

Get in touch we'd love to show you around.



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