

WORKSHOP/OFFICE/MULTI-USE UNIT – TO LET

Osiris House
Lilac Grove, Beeston
Nottingham

AVAILABLE JUNE 2026

SAT NAV REF:

NG9 1PF



- Established Industrial Estate with unit adjacent Brenell Labels and opposite Ice Cream Co.
- Detached 2 storey workshop/offices/multi-use
- Ground Floor GIA – 149 sq m (1,604 sq ft) & First floor GIA - 147 sq m (1,582 sq ft)
- **Total GIA – 296 sq m (3,186 sq ft)**
- Parking and loading with small yard to rear
- **TO LET ON NEW LEASE - £2,000 pcm (NO VAT)**

TEL: 0115 986 3555



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- J. It should NOT be assumed that the property has all necessary planning, building regulation or other consents.
- K. Where any reference is made to planning permissions or potential uses such information is given in good faith. Purchasers/tenants should, however, make their enquiries into such matters prior to purchase/letting.
- L. All prices, rentals and service charges are quoted exclusive of VAT and interested parties are asked to take independent advice.

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LOCATION

The property is situated adjacent Brenell Labels & Lineside and opposite the Ice Cream Co. on the established Lilac Grove Industrial Area in Beeston to the West of Nottingham.

Private shared access road off Lilac Grove into yard and shared access down the side to rear yard.

DESCRIPTION

The premises comprise a detached two storey, workshop/office/multi-use unit of brick elevations under a flat roof. The premises benefit from a security shutter down the side (2.7 m wide and 2.5 m high) and modern double glazed UPVC windows. Ground floor lobby with access to stairs to first floor and ground floor workshop.

The ground floor workshop has a height to beam of 2.5 m and to ceiling 2.76 m. There is single phase electric and no heating.

The first premises offer flexible internal accommodation, currently partitioned to provide a main open plan office and 6 other rooms including staff kitchen. There are ladies and gents WC facilities. The partitions could be re-configured to suit end user needs. The first-floor benefits from suspended ceilings and a gas fired wet radiator heating system (not tested).

ACCOMMODATION (GROSS INTERNAL)

Ground Floor - 149 sq m (1,604 sq ft)
First Floor – 147 sq m (1,582 sq ft)

Total GIA - 296 sq m (3,186 sq ft)

External – Rear yard

LEASE

The premises are available to let on a new full repairing, decorating and insuring lease.

RENTAL

£24,000 per annum exclusive payable at £2,000 per calendar month (in advance).

BUILDINGS INSURANCE

The landlords insure and reclaim the premium annually in advance by way of additional rental.

VAT We understand that VAT will not be applicable to the rental. However the position with regard to VAT is reserved at all times.

BUSINESS RATES

The VOA have the premises assessed as follows:

Rateable Value (2026) £16,000 (workshop and premises). New multiplier April 2026 - 43.2p so payable under £7,000 per year.

Applicants are advised to make their own enquiries with the Valuation Office Agency and Broxtowe Borough Council, and no warranty is given by the landlords or New West Ltd.

PLANNING

The premises were previously utilised for office and workshop/storage uses and believe that a range of E Class office and light workshop type uses would be suitable for the premises.

Interested parties are asked to contact Broxtowe Borough Council Planning Department.
Telephone number: 0115 917 7777.

The landlords nor New West Ltd offer any warranty in respect of the Planning (existing or proposed) Building or Fire Regulations.

ENERGY PERFORMANCE CERTIFICATE

The premises have been assessed as D99 expiring September 2035 and the full EPC and Recommendations Report can be made available to applicants upon request.

LEGAL FEES

In respect of a successful letting each party shall bear their own legal costs. Tenants to pay abortive legal costs however should the transaction fail to complete.

MONEY LAUNDERING POLICY

In accordance with Money Laundering Regulations, two forms of ID/Address will be required and written confirmation of the source of funding from the successful tenant.

TIMING

Vacant possession to be provided June 2026.

VIEWING

Strictly by appointment through the sole agents:
**New West, 17 The Triangle, NG2 Business
Park, Nottingham, NG2 1AE.**
Telephone: 0115 986 3555 or
Philip Westin-Hardy 07771 754384

PNW/2.26





Energy performance certificate (EPC)

Osiris House
Lilac Grove
Rylands
Beeston
Nottingham
NG9 1PF

Energy rating

D

Valid until:

22 September 2035

Certificate number:

7490-2028-0375-3139-5208

Property type

Offices and Workshop Businesses

Total floor area

201 square metres

Rules on letting this property

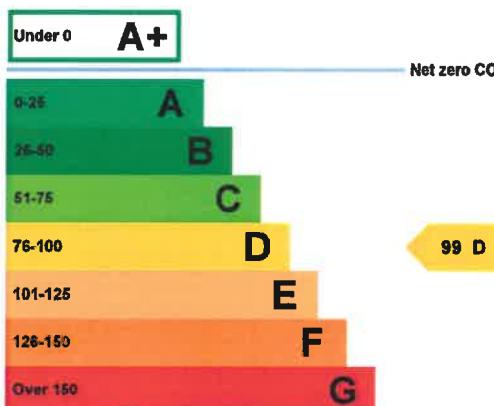
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.

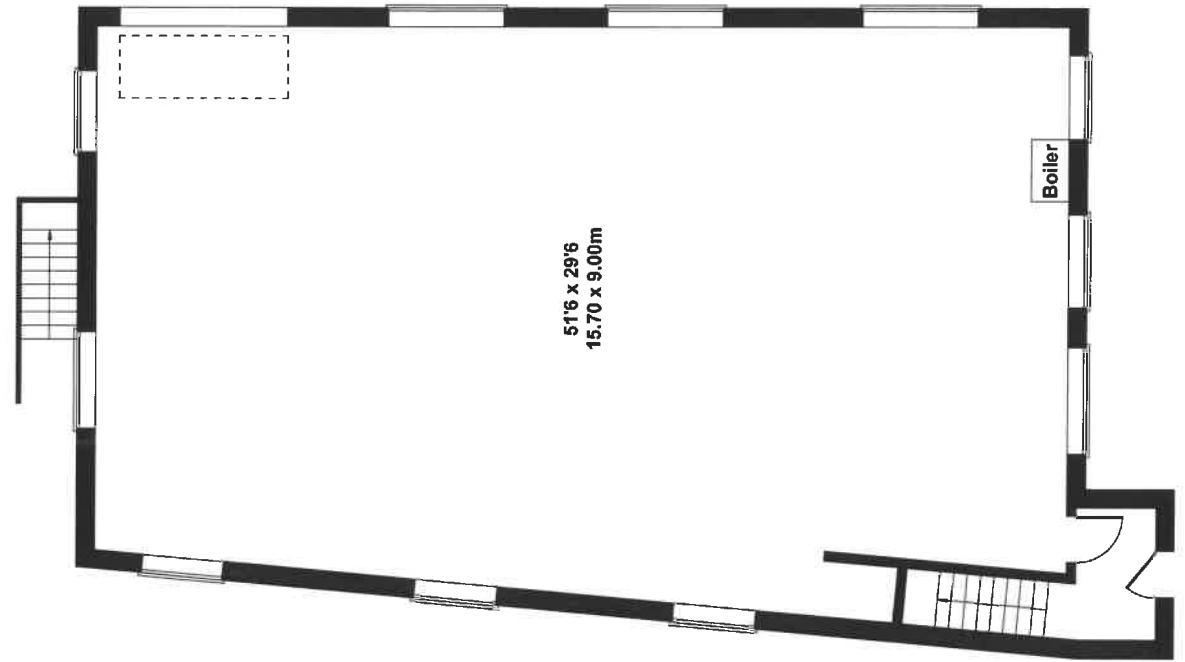
Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



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Approximate Gross Internal Area
1582 sq ft - 147 sq m

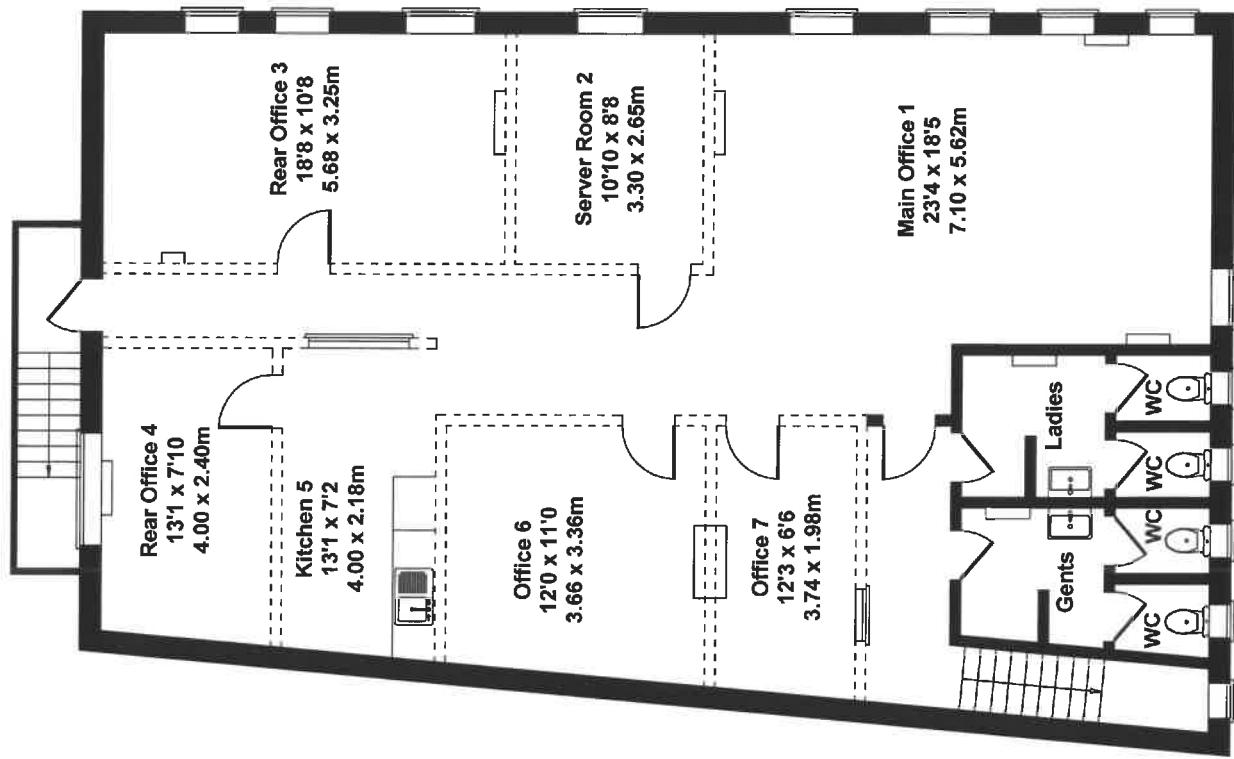


GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2026
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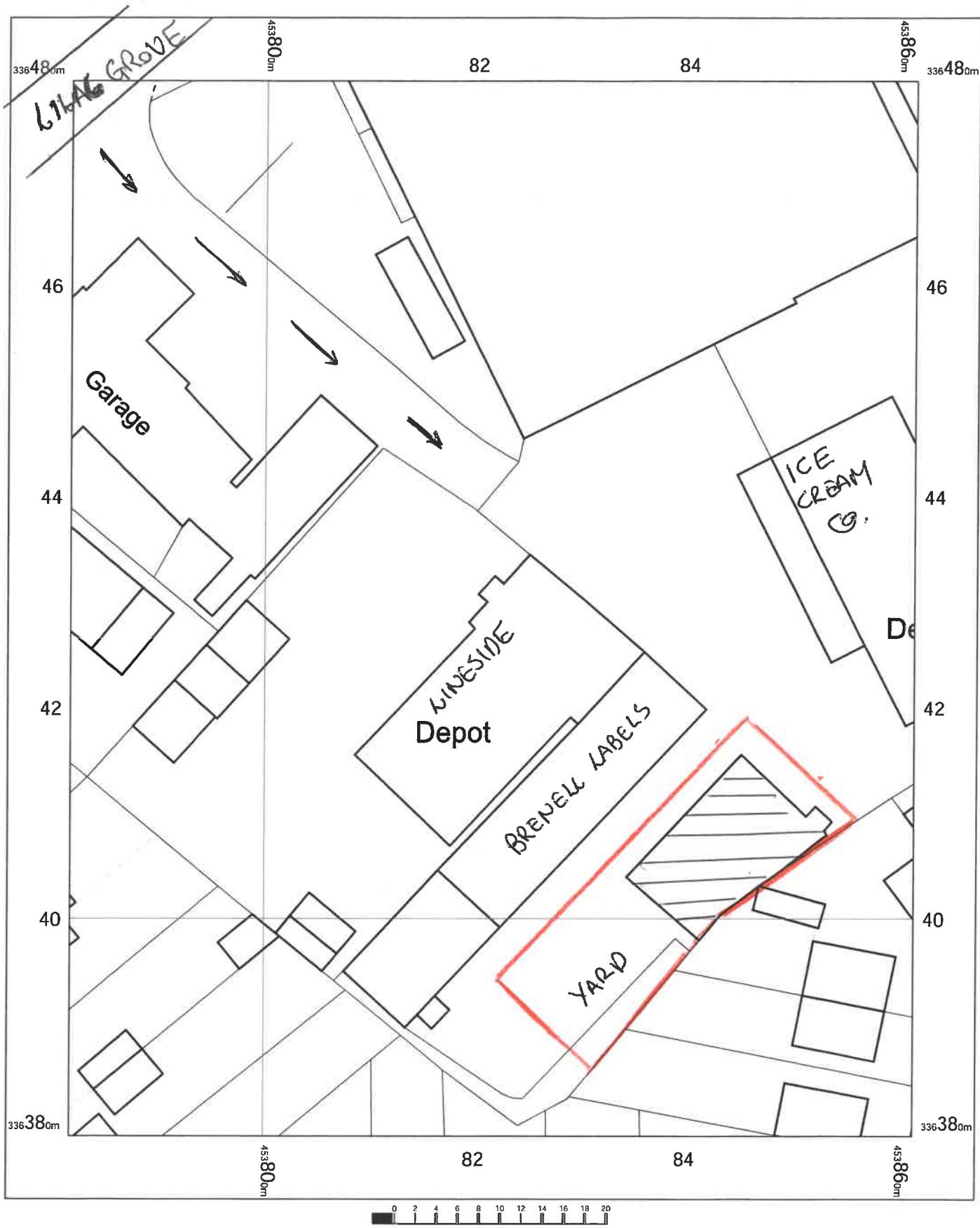
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Approximate Gross Internal Area
1550 sq ft - 144 sq m



FIRST FLOOR

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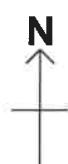


OSIRIS HOUSE
LILAC GROVE
BEESTON
NG9 1PF

OS MasterMap 1250/2500/10000 scale
Wednesday, June 25, 2025, ID: JEW-01229373
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1:500 scale print at A4, Centre: 453822 E, 336429 N

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johnwright
maps@johnwright.com
tel: 0115 950 6633