

GREEN LANE

CLIFTON, NOTTINGHAM, NG11 9LQ

ADJACENT TO AN EXISTING 33,600 SQ FT



NEW RETAIL/LEISURE DEVELOPMENT UNITS FROM 1,000 SQ FT TO 9,000 SQ FT

NEARBY RETAILERS INCLUDE:



STORE TWENTY ONE





THE SCHEME

The Proposed scheme will include 11,500 sq ft (GIA) on ground floor adjacent to the existing Wm Morrisons foodstore for retail use, a first floor unit extending to 6,850 sq ft (GIA) for gym use, 2,000 sq ft (GIA) pod unit for retail / leisure use in the car park and 268 shared car parking spaces.

LOCATION

Green Lane, Clifton is located 5 miles to the South West of Nottingham, along the A453, which is a principal thoroughfare from the M1 (Junction 24) to the city.

Clifton has a population of over 26,000 people, and is also adjacent to part of Nottingham Trent University. Clifton is also close to other suburbs such as Ruddington, Gotham and Wilford.

'Clifton is one of Nottinghamshire's largest suburbs with a population of 26,800 people' (ONS)



SITE PLAN



ACCOMMODATION

Unit	Availability	Size	
		sq ft	sq m
A	To Let GF	1,000	92.9
B	To Let GF	1,000	92.9
C	To Let GF	1,500	139
D	To Let GF	1,500	139
E	To Let GF	1,500	139
F	To Let GF	1,500	139
G	To Let GF	3,000	279
H	Gym	6,900	641.03

‘In recent years the Council have heavily invested in the construction of Line 2 of the Nottingham Express Tram system, which stops through Clifton, before continuing to Nottingham City Centre providing excellent links throughout Nottingham’

‘Morrisons intend to invest approximately £3m in expanding the retail and leisure offer in Clifton to provide a wider range of choice.’



PLANNING

Subject to planning - to be submitted before Christmas 2016.



TIMESCALE

Anticipated handover Q1 2018.



EPC

The proposed units shall be assessed post construction for the purposes of their energy performance rating.



FURTHER INFORMATION

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