

Traditional industrial units undergoing full landlord refurbishment ready Q4 2024

290m² to 2,564m²
(3,121ft² to 27,600ft²)

- Undergoing full strip out and refurbishment including new roof
- Open plan manufacturing/storage space
- Circa 6.1 metre eaves
- 3 Phase power, electric roller shutter door, lighting and WC facilities
- Allocated car parking
- Close proximity to the City Centre



TO LET



Location



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Location

The property is positioned on Private Road No. 3 on the well established Colwick Industrial Estate located with easy access from the A52 and the A46 and 4 miles west of Nottingham City Centre. Situated opposite the new Sainsbury's and MKM Building Merchants the property is located in the ever developing area of Colwick. The property also benefits from nearby transport links such as Netherfield train station and local bus routes.

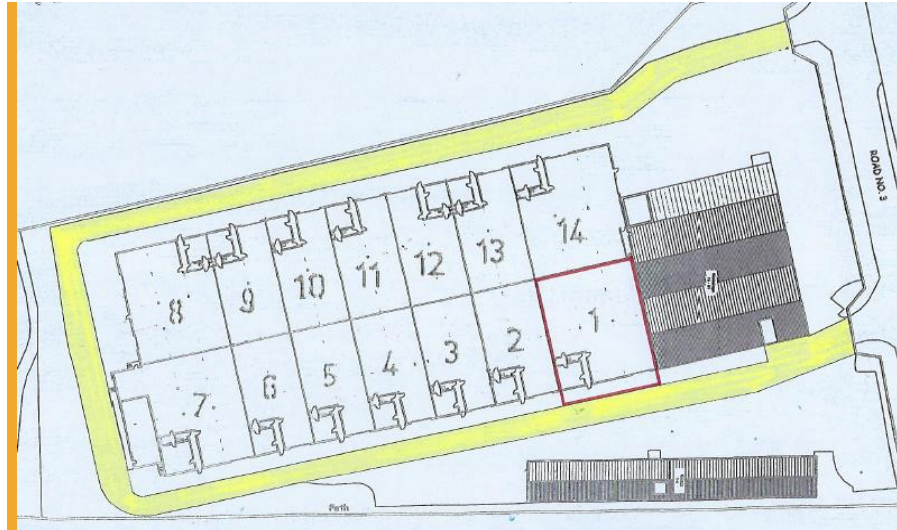
Description

The property is of a concrete framed construction with brick elevations under a pitched corrugated sheet roof.

The property is to be split into smaller units, stripped out and refurbished to a high standard by the landlord to create these industrial units.

The specification of the units will be as follows:

- Eaves height of circa 6.1 metres
- Solid concrete floors
- Electric roller shutter door
- Personnel door
- 3 Phase power
- LED lighting
- WC facilities
- 360 degree circulation yard space
- Allocated car parking





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Refurbishment Works Underway





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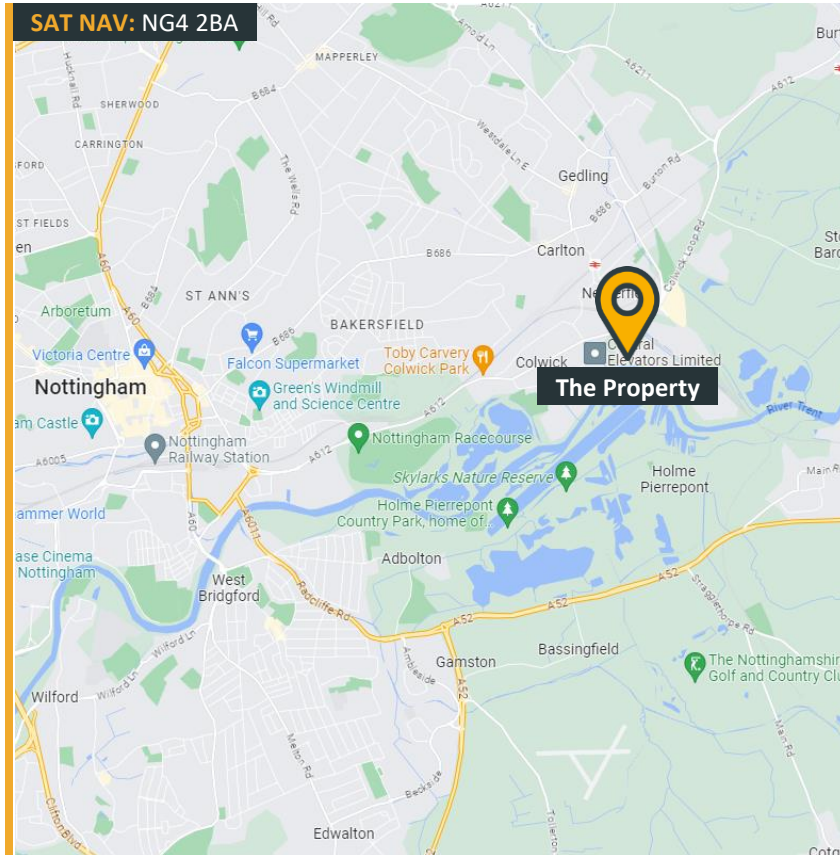
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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.

10/07/2024

VAT

VAT is applicable to the rent at the standard rate.

Business Rates

Business Rates will be reassessed upon completion of the refurbishment. Guide figures are available via the agent.

(This information has been given for guidance purposes only and prospective tenants should make their own enquiries of Gedling Borough Council)

EPC

The EPC information will be available for the units once the refurbishment has been completed.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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Or contact our joint agents, JLL Nottingham on 0115 908 2120



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