

# Freshly refurbished good quality office units in the heart of Colwick available at all inclusive rents

**34m<sup>2</sup> - 56m<sup>2</sup>**  
(366ft<sup>2</sup> - 600ft<sup>2</sup>)

- Freshly refurbished
- All inclusive rents
- Monthly licence with flexible terms
- Generous car parking available
- Additional co-working spaces and meeting rooms available free of charge
- 24/7 access
- Immediately available



**TO LET**



Location



Gallery



Contact

## Location

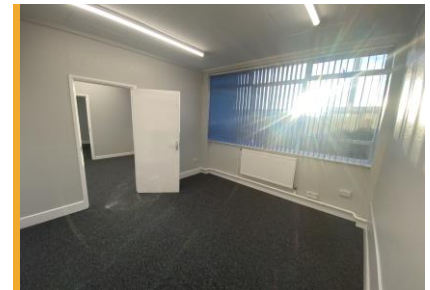
The property is positioned prominently on Private Road No.2 on the well-established Colwick Industrial Estate located with easy access from the A52 and the A46, 4 miles west of Nottingham City Centre.

Situated in the heart of Colwick close to many amenities, new developments and excellent transport routes including Netherfield train station and local bus routes.

## Description

The property comprises a detached two-story building of a series of self-contained offices providing good quality office space on flexible terms. The current specification is as follows:

- Carpet floor finished throughout
- Air conditioning
- LED lighting
- Reception area
- Cat 5 cabling
- Generous car parking spaces
- Kitchenette and WC facilities
- Additional co-working space available for free
- Gas-fired central heating





## Kestrel Business Centre

Kestrel Business Centre offers good quality office space at very reasonable all inclusive rates. There are rooms varying in size from 120ft<sup>2</sup> up to over 5,000ft<sup>2</sup>.

Available on monthly licence, with just one months rent as a deposit and one months notice to vacate. There are ample good quality bathrooms and kitchens, along with a free to use large conference suite and ample free parking.

## Floor Areas & Rent

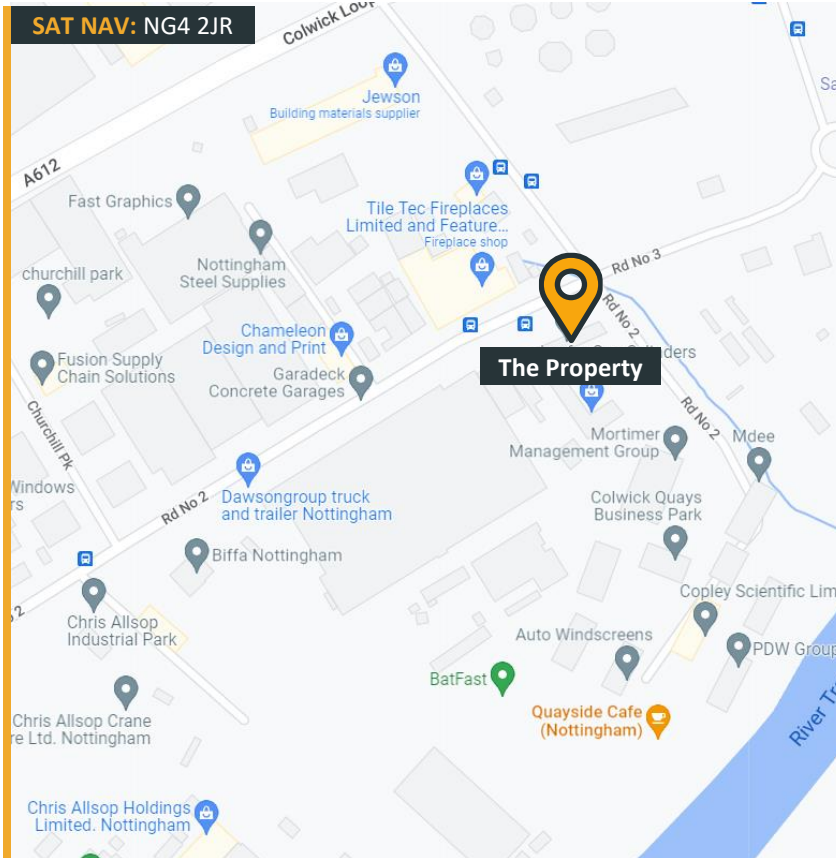
Rents are inclusive of everything apart from communications.

Suite	m <sup>2</sup>	ft <sup>2</sup>	All Inclusive Rent
F5		100	£200 per month
F7a		100	£200 per month
F20		100	£200 per month
C16		100	£250 per month
C17-C19	34	366	£750 per month
C20		125	£250 per month

(This information is given for guidance purposes only)

## Planning

We understand the premises has planning consent for offices. Interested parties are advised to make their own enquiries with Gedling Borough Council.



## EPC

The EPC for the unit is available upon request.

## VAT

VAT is applicable to the rent payable at the standard rate.

## Business Rates

Business Rates are included in the monthly licence fee.

## Further Information

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

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