

## Coming Soon – Great Quality Office Suites Available at a Competitive Rent With Ample Parking

**159m<sup>2</sup> to 833m<sup>2</sup>**  
(1,707ft<sup>2</sup> to 8,960ft<sup>2</sup>)

- Office suites under refurbishment to a very good standard
- Excellent car parking facilities
- Flexible terms available
- Competitive rents
- 24/7 access
- Located in close proximity to Nottingham City Centre
- Coming soon – practical completion in Q2 2024



**TO LET**



Location



Gallery



Video



Contact



## Location

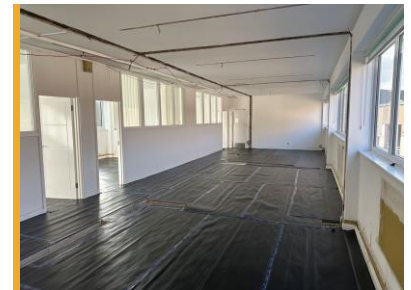
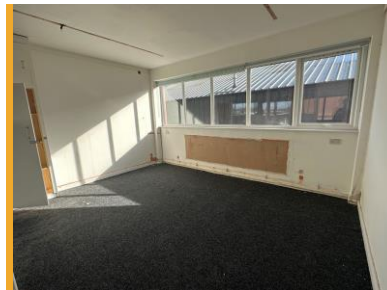
The property is located on Private Road No.3, situated on the well-established Colwick Industrial Estate located within easy access from the A52 and the A46, approximately 4 miles west of Nottingham City Centre.

Situated opposite the new Sainsbury's and MKM Building Merchants, the property is easily accessible and 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 comprises a self-contained office with four potential suites available just off a main communal area. The suites are undergoing a refurbishment and are available individually or on a floor by floor basis. The office suites benefit from the following specification.

- Share WC facilities
- Communal/reception area
- A mixture of open plan and cellular floor plates throughout
- Trunking incorporating Cat 5 cabling
- Grey carpet tiles throughout
- Kitchen facilities
- LED lighting
- Ample car parking to the front of the property
- Currently undergoing a high quality refurbishment
- 24/7 access





## Accommodation

Suite	m <sup>2</sup>	ft <sup>2</sup>
Suite 1	232	2,492
Suite 2	159	1,707
Suite 3	241	2,597
Suite 4	201	2,164
<b>Total</b>	<b>833</b>	<b>8,960</b>

(This information is given for guidance purposes only.)

## EPC

An EPC rating will be available for the suites once the refurbishment has been completed.

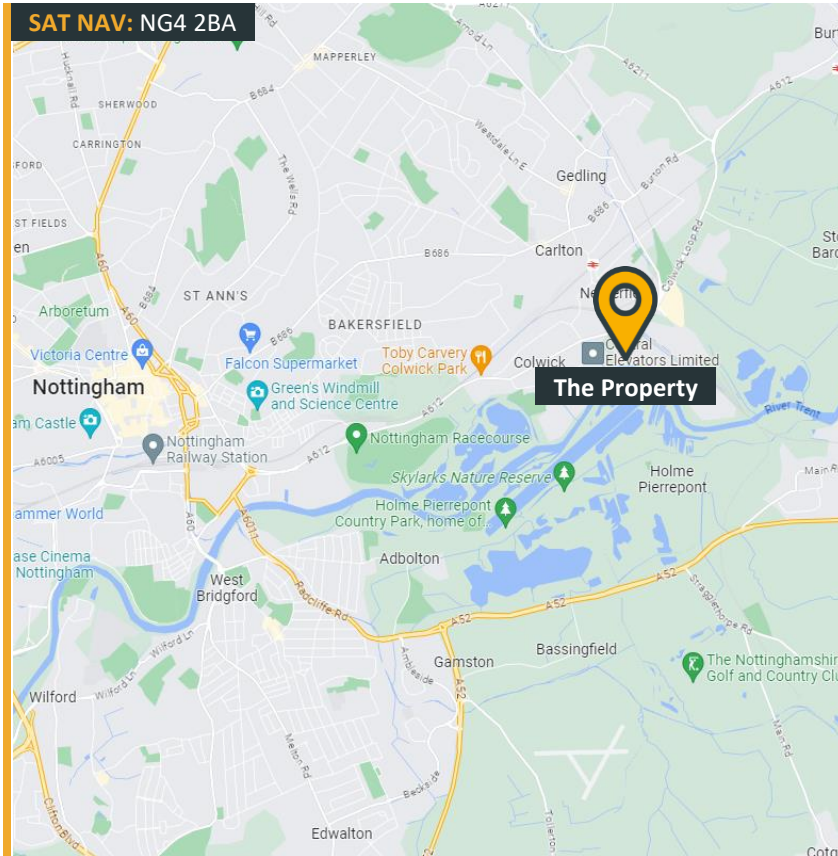
## Business Rates

The Business Rates will be reassessed once the units have undergone the refurbishment.

(This information is for guidance only and all parties should check themselves with the local billing authority.)

## Service Charge

A service charge will be levied to cover the upkeep and maintenance of the common areas of the property. The current estimated service charge figure is £2 per ft<sup>2</sup>. Further information is available from the agent.



## Rent

The suites are available on a licence agreement and we are quoting a rent of:

**£8.00 per ft<sup>2</sup> per annum exclusive**

## VAT

VAT is applicable on the rent and other costs falling under the lease at the standard rate.

## 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 agent **JLL** on **0115 908 2120**.



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