

Good quality industrial/warehouse unit situated within an established industrial location

1,029m²
(11,076ft²)

- Good quality industrial/warehouse unit positioned within a popular industrial location within minutes' drive of Nottingham City Centre
- Colwick Industrial Estate houses a variety of both regional and national occupiers including MKM Building Supplies, Halfords, Screwfix and more
- Level loading access door to the front elevation
- Shared forecourt and parking area to the front of the property
- Immediately available



TO LET



Location



Gallery



Contact



Location

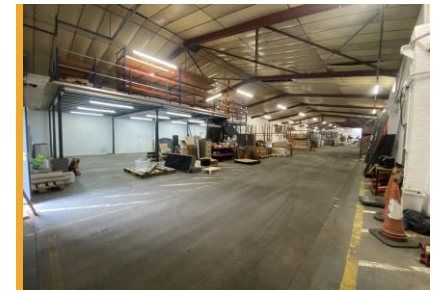
The property is positioned on Private Road No.2 on the well-established Colwick Industrial Estate which is located within easy access from the A52 and A46. The property sits 4 miles west of Nottingham City Centre and houses a variety of occupiers including both national and regional such as Screwfix, Halfords, MKM Building Solutions, amongst others.

Colwick Industrial Estate benefits from nearby transport links such as Netherfield Train Station, local bus routes, as well as a Park and Ride leading into Nottingham City Centre.

Description

The property comprises a mid-terrace industrial unit of steel portal frame construction with brick block elevations pitched under a cladded roof and benefits from the following specification:

- Level loading access door to the front elevation
- Shared forecourt/car parking area
- Small mezzanine area
- High bay lighting
- Kitchen and WC facilities
- Personnel door
- Clear span warehouse space throughout





Floor Areas

The property provides the following approximate Gross Internal Area (GIA):

1,029m² (11,076ft²)

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own measurements)

Business Rates

From the Valuation Office Agency (VOA) website, we understand the following:

Rating Authority: Gedling Borough Council
Rateable Value: £47,250 per annum
Rates Payable: £ per annum

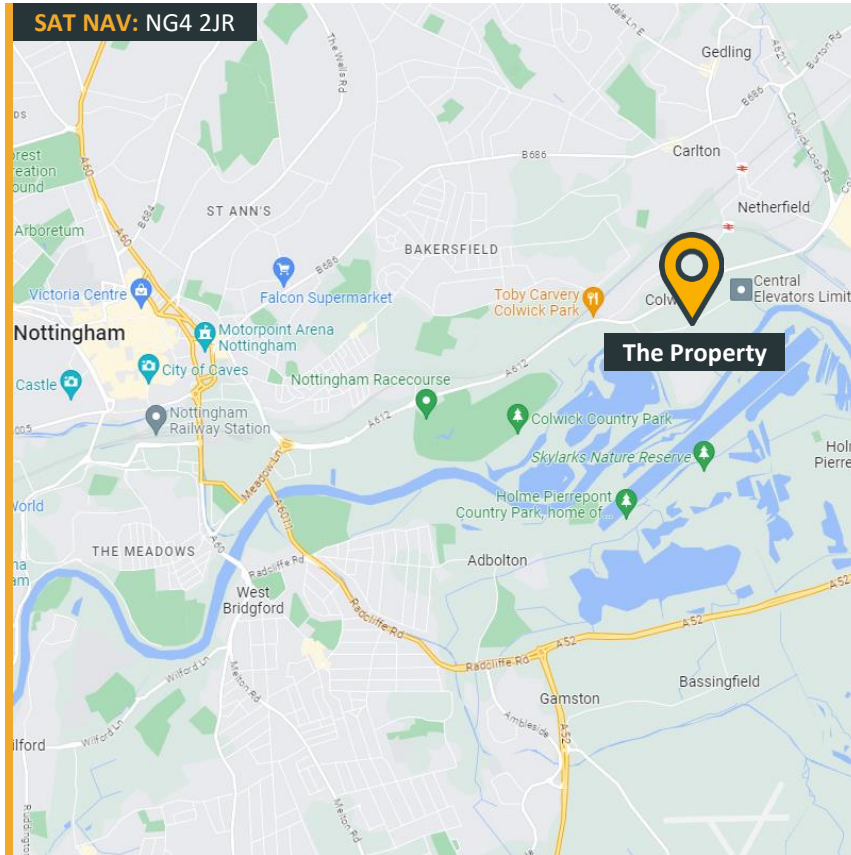
(This information is given for guidance purposes only and interested parties are advised to make their own enquiries to Gedling Borough Council.)

EPC

The property has an EPC rating of **C-68**.

Service Charge

A service charge will be levied to cover the upkeep and maintenance of the estate areas. Please contact the agent for further information.



Rent

The property is available on a new lease via negotiations at a rental of:

£78,000 per annum exclusive
(Seventy-eight thousand pounds)

VAT

VAT is applicable to the rent, service charge and all other payments due under the lease.

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.