

High quality warehouse/industrial units with excellent access to the A46 and A52

70m² - 140m²
(750ft² - 1,500ft²)

- Clear span warehouse space throughout
- Positioned just off the A46 and A52 dual carriageway
- Good sized yard and parking areas
- Popular industrial estate suitable for light industrial uses
- Competitive rents available
- Securely fenced and gated site



TO LET



Location



Gallery



Contact

Location

The property is located on Colliers Business Park in Cotgrave, which is a popular suburban area approximately 7 miles south east from Nottingham City Centre.

The property benefits from being in close proximity to the A46, one of Nottingham's main arterial routes, providing access to Newark to the north and Leicester to the south. The unit is positioned within good access to the A52, Nottingham and Grantham to the west and east respectively.

Description

The units comprise a mid-terraced warehouse unit of brick elevation under a pitched roof. The unit benefits from the following specification:

- Translucent roof lights
- Electric roller shutter door
- 3.9 metre minimum eaves
- Strip lighting
- WC and kitchenette facilities
- Concrete flooring
- Parking to the front of the unit
- Office / ancillary space
- Clear span space





Accommodation

From measurements taken on site, we believe the approximate Gross Internal Area (GIA) extends to:

| Unit | M ² | Ft ² | Rent |
|---------|----------------|-----------------|--------|
| Unit 9 | 140 | 1,500 | LET |
| Unit 11 | 70 | 750 | £6,375 |

(This information is given for guidance purposes only.)

Business Rates

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

| | |
|--------------------------|----------------------------|
| Rating Authority: | Rushcliffe Borough Council |
| Unit 9 | |
| Rateable Value 2024: | £13,500 per annum |
| Unit 11 | |
| Rateable Value 2024: | £6,100 per annum |

(This information is given for guidance purposes only and interested parties are advised to make their own enquiries to the Local Authority/VOA.)

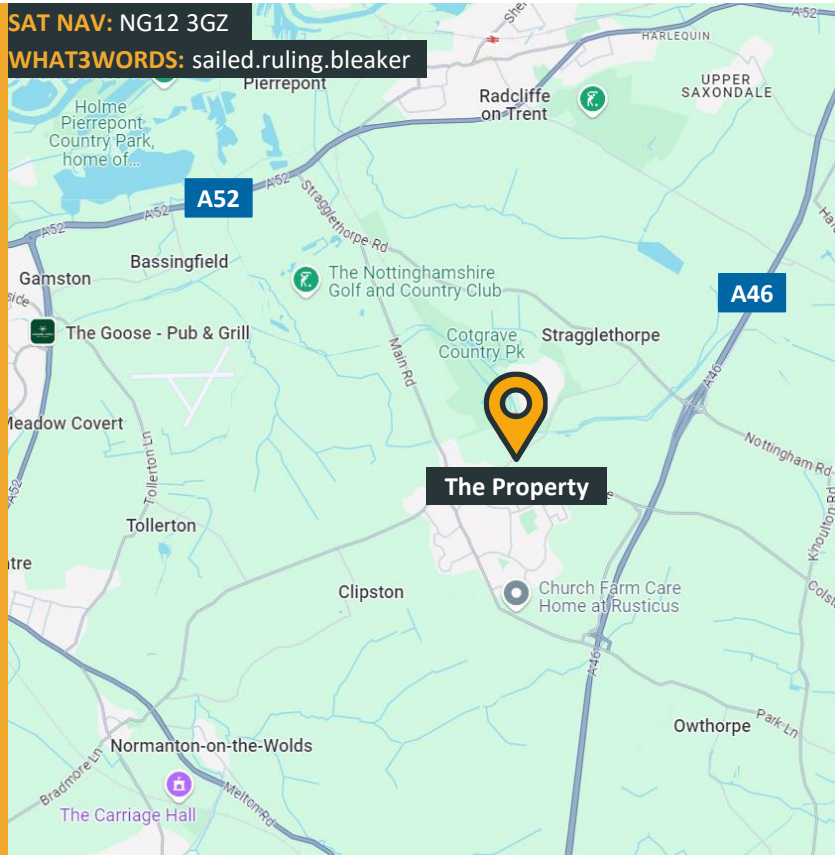
EPC

Unit 9 has an EPC rating of **C-60**.
Unit 11 has an EPC rating of **D-90**.



SAT NAV: NG12 3GZ

WHAT3WORDS: sailed.ruling.bleaker



VAT

It is understood that VAT is applicable to the rent and service charge due at the standard rate.

Service Charge

There will be a service charge levied to cover the maintenance and upkeep of the common areas of the estate. Further information is available by way of agent.

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.