

## Good quality industrial/warehouse unit with ample office space situated within a popular industrial location

740m<sup>2</sup>  
(7,965ft<sup>2</sup>)

- Clear span good quality warehouse space
- Fitted out office/ancillary space on both ground and first floor
- Large reception and entrance area
- 15 designated car parking spaces
- Situated within a securely fenced and gated site
- Popular industrial location



**TO LET**



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## Location

The property is positioned on Private Road No.3 just off the A612 situated on the well-established Colwick Industrial Estate.

The unit is located with easy access from the A52 and the A46, approximately 4 miles west of Nottingham City Centre.

Morris Court is situated opposite the new Sainsbury's and MKM Building Merchants with other nearby occupiers including Nottingham Steel Supplies, Chris Allsop Metal Recycling, All Pallet Group, amongst others. The unit also benefits from nearby transport links such as Netherfield Train Station, good bus routes and the Nottingham Park and Ride within a short distance.



## Floor Areas

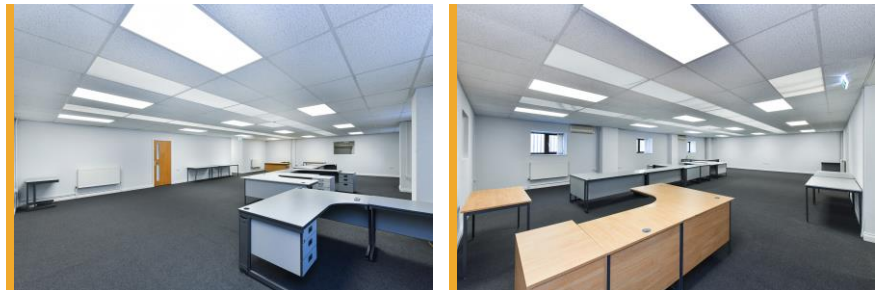
From measurements taken on site, we calculate the following Gross Internal Area:

**740m<sup>2</sup>** (7,965ft<sup>2</sup>)

(This information is given for guidance purposes only)

## EPC

The current EPC rating is **D-95**.





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## Description

The property comprises an end-terraced unit of steel portal frame construction with insulated profile steel sheeted cladding positioned under a pitched roof. The unit benefits from the below specification:

- 10% translucence roof lights
- Clear span warehouse space throughout
- Strip lighting
- Fitted out offices and ancillary space on ground and first floor
- Reception/entrance area
- 15 designated car parking spaces
- Level loading access roller shutter door (electric)
- Securely fenced and gated site with turning circulation
- Three-phase power throughout
- Kitchenette and WC facilities
- Minimum eaves height of 5 metres



## Business Rates

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

**Rating Authority:** Nottingham City Council  
**Rateable Value:** £26,500 per annum

(This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries of Nottingham City Council.)



Location



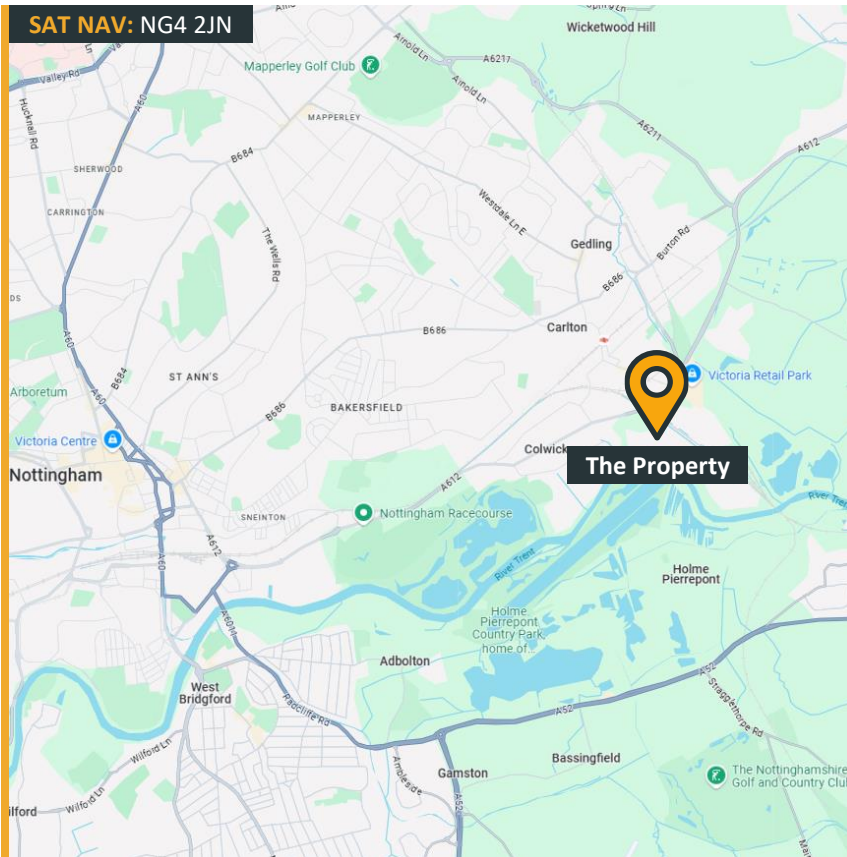
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**SAT NAV: NG4 2JN**

## Quoting Terms

A new lease is available via negotiation at a rental of:

**£59,750 per annum**

## Service Charge

The unit is subject to an annual service charge to cover the upkeep and maintenance of the common areas of the estate and is available by way of agent.

## VAT

VAT is applicable on 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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Or contact our joint agent **NG Surveyors** on **0115 958 8599**.



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