

## Warehouse/industrial unit with two storey offices to front and with large self contained secure rear yard and front car park

1,737.37m<sup>2</sup> (18,701ft<sup>2</sup>)  
on circa 1.2 acre plot

- Industrial/warehouse unit with two storey offices to the front elevation
- Clear span production/storage space
- Car park to front and large self contained rear yard
- Large incoming power supply
- Established industrial location
- Under significant landlord refurbishment



Under Significant  
Refurbishment

**TO LET**



Location



Gallery



Contact

## Location

Based in Colwick, a well-established industrial location in Nottingham, approximately 2.5 miles from Nottingham City Centre. The estate is located adjacent to the Colwick Loop Road, one of Nottingham's main arterial routes. The property has immediate access to Private Road No.1 which is a popular industrial location providing access via the A612 to Junction 24 and 25 of the M1 within 25 minutes and easy access from the A52 and the A46. The property benefits from nearby transport links including Netherfield Train Station and local bus stops.

## Description

A detached and secure warehouse/industrial unit consisting of two storey offices to the front and two bays of industrial to the rear. The unit is undergoing significant landlord refurbishment and consists of the following general specification:

- Steel portal frame industrial unit
- 4.10 metre eaves rising to 5.38 metres at the apex
- Two storey offices to the front elevation
- Solid concrete floors throughout
- Gated and secure site
- Front staff car park
- Roof lights
- Numerous roller shutter doors
- 3 phase power (large incoming power supply)
- Lighting throughout
- WCs and kitchen facilities
- Large self contained rear yard







Location



Gallery



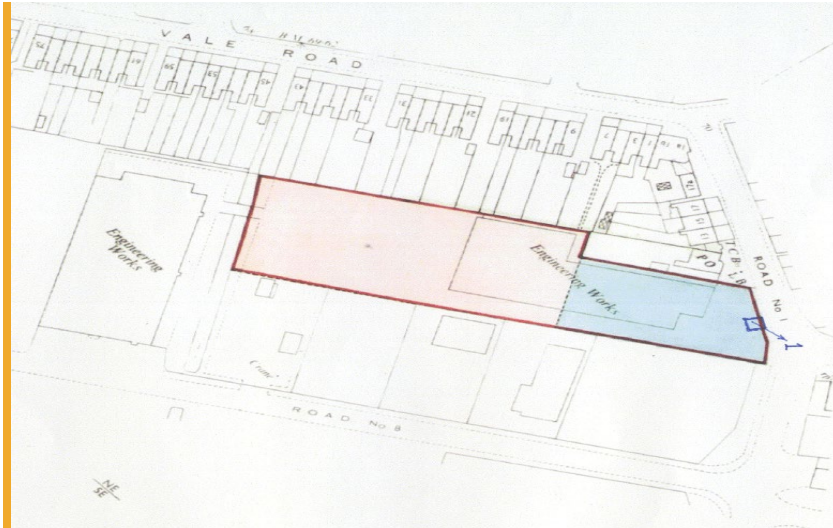
Contact



Strip out underway



Strip out underway



## Floor Areas

We understand the property to have the following gross internal area:

Description	m <sup>2</sup>	ft <sup>2</sup>
Warehouse and Production	1,492.30	16,063
Two Storey Office	245.07	2,638
<b>Total</b>	<b>1,737.37</b>	<b>18,701</b>

(This information is given for guidance purposes only)

## Rent

We re quoting a rent of:

**£120,000 per annum exclusive**  
**(One hundred and twenty thousand pounds)**

## Timing

The unit will be fully refurbished and ready for occupation by March 2025.

## VAT

VAT applies to rent and other payments due under the lease.

## Cladding works to be undertaken



1 Proposed GA Elevation - West  
1:100



3 Proposed GA Elevation - East  
1:100

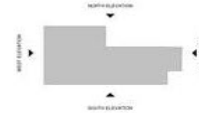


2 Proposed GA Elevation - North  
1:100



4 Proposed GA Elevation - South  
1:100

### ELEVATION KEYPLAN:



### GENERAL NOTES:

This drawing is to be read in conjunction with all relevant documents, specifications, Architectural & services drawings.

Notify the Architect immediately of any discrepancies between drawings.

All dimensions are in millimeters unless noted otherwise.



### GA ELEVATIONS:

- All Cladding to be replaced and brickwork to be overlaid with an insulated cladding system. Colour: Doveswing Grey
- Existing fascings to be removed. All new fascings including wall & roof cladding fascings, gutters, window and door fascings to be installed. Colour: RAL 7016
- Existing fire escape doors to be removed and replaced. Plastic stormingery to be installed. Colour: RAL 7016
- New entrance door to be glazed. Frame Colour: RAL 7016.
- Existing windows to office area to be replaced. Colour: RAL 7016.
- Existing sectional insulated doors to be replaced. Colour: RAL 7016.
- Feature Cladding Zone. Colour: RAL 7016.
- Existing lighting to be removed. New lighting to be as existing.

M&E: Specialist design.

### NOTES:

Set back the masonry area below the cladding removing all existing pointing to the brickwork. Existing low level brickwork to be checked, repaired and reported if required.





