

# MUSSON LIGGINS

UNIT  
3  
325  
Colwick Road  
NG2 4BG

COLWICK

**UNIT 3 COLWICK  
ROAD**

**£14,500** PER ANNUM

170.65 sq m (1,837 sq ft)

**TO LET**

Single-Storey  
**Industrial Warehouse**

 Unit 3, 325 Colwick Road, Colwick,  
Nottingham, NG2 4BG

 0115 941 5241

 [matthew@mussonliggins.co.uk](mailto:matthew@mussonliggins.co.uk)

 [mussonliggins.co.uk](http://mussonliggins.co.uk)

## GENERAL DESCRIPTION

The subject property comprises a modern single-storey industrial warehouse unit within the suburb of Colwick.

### FEATURES

- ▶ SECURITY SHUTTERS
- ▶ SECURED PARKING
- ▶ WELL-ESTABLISHED COMMERCIAL LOCATION
- ▶ ON STREET PARKING

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325 Colwick Road  
Colwick  
Nottingham  
NG2 4BG



## LOCATION

The premises are located on Colwick Road close to Netherfield, with the A612 Colwick Loop Road being in close proximity and links Nottingham City to the west.

Colwick itself is categorised as a suburb in the east of Greater Nottingham, forming part of the Nottinghamshire Borough of Gedling. Colwick is close to other highly populated city suburbs such as Carlton, Bakersfield and Netherfield.

The location is in close proximity to Colwick Country Park that sits within the Nottingham City Boundary and in an area of now established industrial accommodation.

## DESCRIPTION

The subject property comprises a single-storey industrial warehouse unit within the suburb of Colwick.

The property is constructed of full height brickwork under a pitched corrugated roof, interspersed with roof lights.

Internally the property provides industrial accommodation above ground floor level, with office and W/C facilities.

The property further benefits from a roller shutter, a secured gated yard towards the front of the property, and off-road parking.

Unit 3 Colwick Road	M <sup>2</sup>	Ft <sup>2</sup>
<b>Total Accommodation</b>	170.65	1,837





## BUSINESS RATES

Rateable Value: **£8,600**

This is not the amount you will pay. Budget figures are available from the Agents. For further information on Rates Payable and Small Business Rates Relief contact Nottingham City Council.

## PLANNING

We understand that the property has Planning Consent for its existing use. For further information, please contact Nottingham City Council.

## EPC (ENERGY PERFORMANCE CERTIFICATES)

A copy of the existing building's Energy Performance Certificate can be obtained from the Agents

## TERMS

The premises are available To Let by way of a New Lease on terms to be agreed

## RENT

**£14,500 (Fourteen Thousand Five Hundred Pounds) Per Annum Exclusive**

## SERVICES

We understand that mains electricity, water and drainage are connected to the premises. However, we recommend that interested parties contact the relevant service providers to confirm this.

## VAT

Prices are quoted exclusive of Value Added Tax (VAT).

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

## VIEWING

Strictly by prior appointment with the Sole Agents Musson Liggins Ltd.

## CONTACT

Matthew Wade BSc (Hons) MRICS  
[Matthew@mussonliggins.co.uk](mailto:Matthew@mussonliggins.co.uk)



## MISREPRESENTATION

While every effort has been made to ensure that these particulars provide a true and fair summary of the development, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this development. To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the development that liability is excluded to the extent permitted by law from time to time.

# MUSSON LIGGINS



Brigade House 5, Albion Street,  
Beeston, Nottingham NG9 2PA



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At Musson Liggins we aim to deliver a personal and professional service you can trust, with clear, practical advice and guidance.

Property services we offer include; Sales and Lettings of Commercial and Investment Properties, Acquisition and Property Investment Advice, Red Book Valuations, Rent Reviews, Lease Renewals, Landlord and Tenant Advice.

If you would like to discuss any property related matter, do not hesitate to contact our friendly and professional team.



**MATTHEW WADE** BSc (HONS) MRICS  
**DIRECTOR**

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