

Colwick Gateway

Nottingham

- › 13 new trade/warehouse/industrial units
- › 3,638 – 27,788 sq ft (units 7-11 combined)
- › Available Q2 2024

To let

Chancerygate 

www.colwickgateway.co.uk





Colwick Gateway

Colwick Industrial Estate is a well-established industrial location in Nottingham.

Excellent access to the M1 and East Midlands Airport. Nottingham City Centre is 4.4 miles.

173m frontage to the A612 Colwick Loop Road and is within 0.25 miles of Victoria Retail Park.

A new Sainsbury's foodstore & MKM Builders Merchant have been developed adjacent with notable occupiers in the area including Jewsons, CEF and Biffa.

-  Industrial/warehouse
-  Trade counter



Green Credentials

Chancerygate employ the latest environmentally friendly technologies to reduce the costs of occupation. The scheme will ensure a minimum 6% decrease in CO2 emissions over 2013 Buildings Regulations. As a result, occupation costs to the end user will be reduced.

The green initiatives we employ to achieve this have included

- Low air permeability design
- Electric vehicle charging points
- Photovoltaic panels
- 15% warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- Secure cycle parking



Accommodation

All areas are approximate on a GEA (Gross External Area) sq ft basis.

Unit	Ground Floor	First Floor	Total
1	4,682	-	4,682
2	3,950	-	3,950
3	3,638	-	3,638
4	4,929	-	4,929
5	4,262	-	4,262
6	4,262	-	4,262

Unit	Ground Floor	First Floor	Total
7	4,004	1,323	5,327
8	3,412	1,130	4,542
9	3,487	1,151	4,638
10	5,220	1,410	6,630
11	5,231	1,420	6,651
12	6,307	1,572	7,879
13	19,385	2,983	22,368



Units 1-6

3,638 up to 25,723 sq ft (units 1-6 combined)

General Specification

Flexible trade units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.

 <p>6.5m clear internal height</p>	 <p>37.5kN sq m floor loading</p>	 <p>Electric loading doors</p>
 <p>Ability to combine units</p>	 <p>Landscaped environment</p>	 <p>12 year collateral warranty available</p>
 <p>Ideal for trade counter users</p>	 <p>24/7 access available</p>	 <p>Roadside frontage</p>

Planning Use

E(g) (formerly B1c), B2 and B8 (industrial and warehouse) uses.

Terms

Available on a leasehold basis.



Colwick Gateway



Computer Generated Image



Previous Chancerygate development



Previous Chancerygate development



Previous Chancerygate development

Units 7-13

4,542 up to 27,788 sq ft (units 7-11 combined)

General Specification

Flexible industrial/warehouse units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.

 <p>8.5m clear internal height</p>	 <p>37.5kN sq m floor loading</p>	 <p>Electric loading doors</p>
 <p>Ability to combine units</p>	 <p>First floor for storage or fitting out as office space</p>	 <p>Electric car charging points</p>
 <p>Landscaped environment</p>	 <p>Secure industrial park</p>	 <p>12 year collateral warranty available</p>

Planning Use

E(g) (formerly B1c), B2 and B8 (industrial and warehouse) uses.

Terms

Available on a leasehold basis.



Colwick Gateway



Computer Generated Image



Previous Chancerygate development

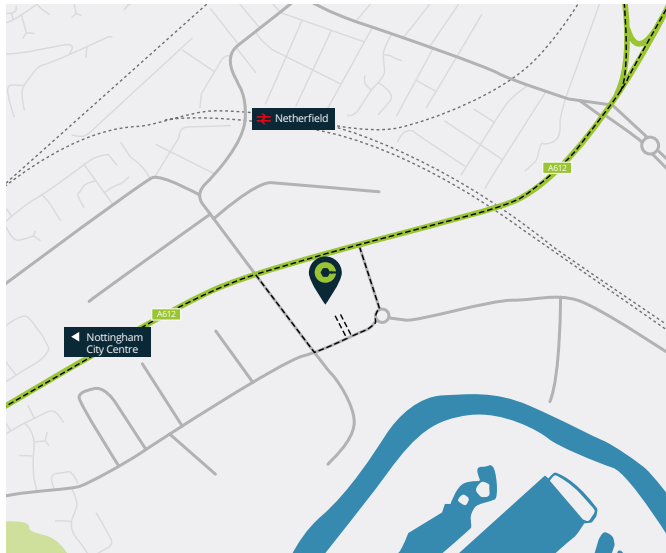


Previous Chancerygate development



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Travel Distances

Road (miles)

Road	Distance (miles)
M1 (J26)	8.7 (northbound)
M1 (J24)	12.8 (southbound)
M69 (J2)	32
A50	13.4
A42	14.8
M42	29.4
M6	45.3 (southbound)
M6	56.1 (northbound)
Nottingham City Centre	4.4
Derby	20
Leicester	30.3
Birmingham	53.4
Coventry	54.1
London	129

Rail:

Nottingham Railway Station	3.3
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Airport:

East Midlands Airport	15.6
Birmingham Airport	50.4

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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. March 2023.

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