



**TO LET**

# OLIVER COURT, PRIVATE ROAD NO. 7

COLWICK INDUSTRIAL ESTATE,  
COLWICK, NOTTINGHAM NG4 2AJ

**224.19 - 1.475.15 sq m**  
(2,413 – 15,920 sq ft)

High specification new-build  
warehouse / industrial units available  
in an established commercial location

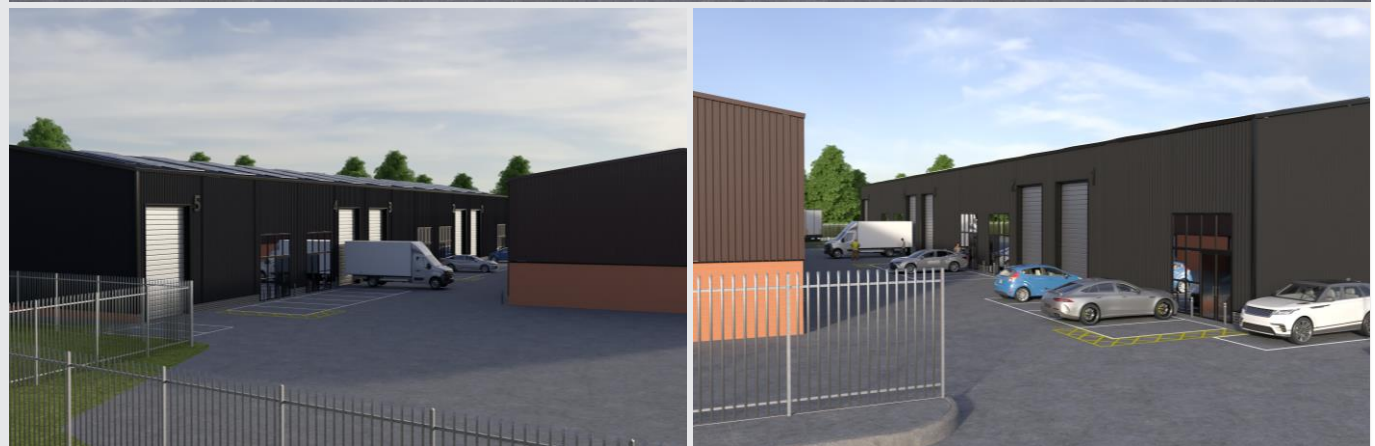
- Rare, high specification new-build opportunity
- Secure, gated shared yard with HGV / vehicle turning area
- Designated car parking to each unit
- Automatic roller shutter door access, translucent roof lights and EV charging points
- Fitted offices, kitchen, W.C. facilities
- Fantastic location just off A612 Colwick Loop Road, with easy access to Nottingham City Centre



NG Chartered Surveyors

Unit 8 Wheatcroft Business Park | Landmere Lane | Edwalton | Nottingham | NG12 4DG

AVAILABLE  
EARLY 2025





## LOCATION

Located just off the A612 Colwick Loop Road, the units are situated in an established commercial location, benefitting from easy access to Nottingham city centre, western suburbs and major arterial routes.

## DESCRIPTION

The units are to be constructed in a terrace arrangement, with the specification to be as follows:

- Full height automatic roller shutter door with level access loading
- Translucent panels to the roof
- Secure and gated site with designated car parking for each unit
- EV charging points
- Turning area for HGV's
- Glazed pedestrian entrance to internal office / reception area
- Kitchen and W.C. facilities
- Clear-span warehouse with an eaves height approximately 6.8m

## ACCOMMODATION / RENT

The approximate gross internal areas will be:

	SQ M	SQ FT	RENT (P.A.)
Unit 1	343.59	3,698	£31,500
Unit 2	224.19	2,413	£20,500
Unit 3	343.59	3,698	£31,500
Unit 4	224.19	2,413	£20,500
Unit 5	343.59	3,698	£31,500
Units 1 & 2	567.78	6,111	£52,000
Units 1 – 3	911.37	9,809	£83,500
Units 1 – 4	1,315.56	12,222	£104,000
<b>TOTAL GIA</b>	<b>1,475.15</b>	<b>15,920</b>	<b>£135,500</b>

Measurements are approximate and NG cannot guarantee their accuracy. Interested parties are to rely on their own due diligence.

## SERVICES

The units will have the benefit of a gas, water and three phase electricity connection, but we can provide no warranty with regard to the capacity or connectivity.

## TOWN & COUNTRY PLANNING

It is understood that the units will have the benefit of consent for E(g), B2 and B8 uses.

## BUSINESS RATES

The units will be assessed for business rates purposes upon completion, with guide figures are available by way of the agents.

## TENURE

The units are available either individually or combined on a leasehold basis only with the term of years to be agreed.

## SERVICE CHARGE

A service charge will be levied to cover the upkeep and maintenance of the common external areas of the estate, with guide figures available by way of the agents.

## VAT

VAT will be applicable to both the rent and service charge due.

## LEGAL COSTS

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



PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability or service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph/s depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photograph. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof.



### SUBJECT TO CONTRACT

Viewing: By prior appointment with the sole agents.

**THOMAS SZYMKIW**  
07564-580300  
thomas@ng-cs.com

**CHARLOTTE STEGGLES**  
07954-996197  
charlotte@ng-cs.com