



TO LET

UNIT 3, COLWICK INDUSTRIAL ESTATE

PRIVATE ROAD NO. 2,
COLWICK, NOTTINGHAM NG4 2JR

1,026 sq m (11,051 sq ft)

INDUSTRIAL / WAREHOUSE UNIT

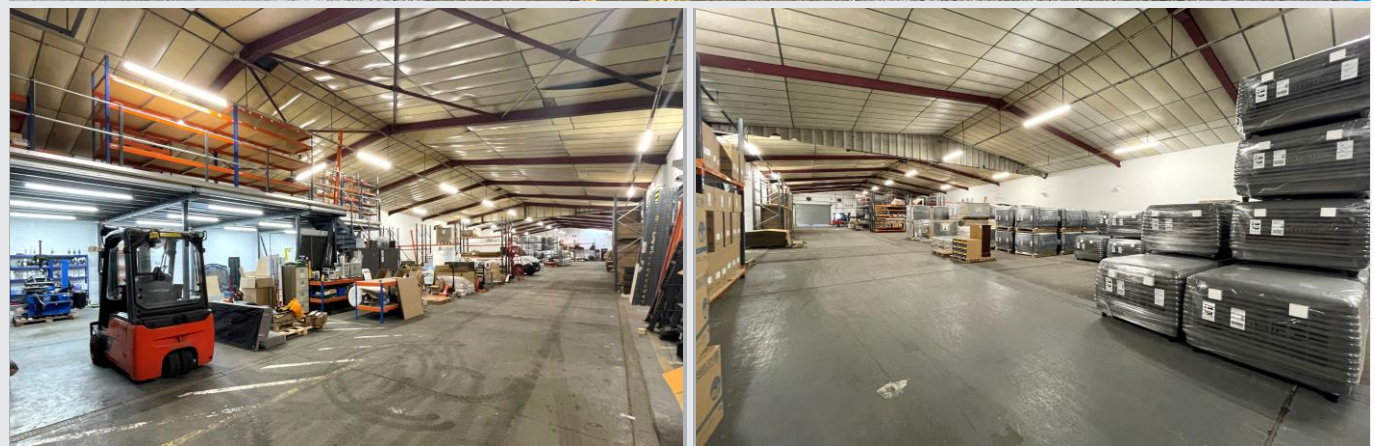
- Roller shutter door
- Level access loading
- Established commercial location
- Shared yard / parking area
- Located 3 miles west of Nottingham City Centre, close to A612 Colwick Loop Road
- Fantastic public transport links



NG Chartered Surveyors

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

**AVAILABLE
IMMEDIATELY**





LOCATION

The property is situated in an established commercial location approximately 3 miles west of Nottingham City Centre close to the A612 Colwick Loop Road. By virtue of its location, the property benefits from fantastic public transport links and close to supermarkets, drive-thru restaurants and a retail park.

DESCRIPTION

The property comprises a substantial warehouse unit of steel portal framed construction with the specification as follows:

- Roller shutter door
- Level access loading
- High bay lighting
- Shared yard / parking area
- Clear span warehouse
- W.C facilities

ACCOMMODATION

Measured on a Gross Internal Basis, we calculate the floor areas to be:

	SQ M	SQ FT
Warehouse	1,026	11,051
TOTAL GIA	1,026	11,051

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

SERVICES

All mains services are evident within the property, but we can provide no warranty with regard to the capacity or connectivity.

EPC

The property has an EPC rating of 68 falling within Band 'C'.

TOWN & COUNTRY PLANNING

We understand the property has an established consent for uses falling within Classes B2 (industrial) and B8 (storage & distribution) of the Town & Country Planning (Use Classes) Order revised 2020.

BUSINESS RATES

Charging Authority:	Gedling Borough Council
Description:	Workshop & Premises
Rateable Value:	£47,250
Period:	2023/24

TENURE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

Rent on application.

VAT

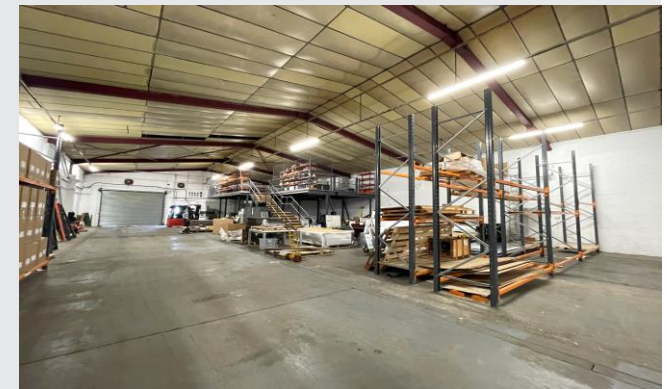
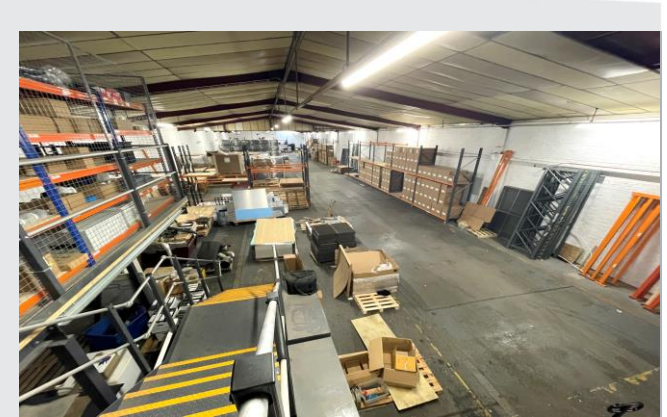
VAT is applicable to the rent and service charge due.

SERVICE CHARGE

A service charge will be levied to cover the upkeep and maintenance of the estate and common areas. Please contact the agents for additional details.

LEGAL COSTS

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



SUBJECT TO CONTRACT

Viewing: By prior appointment with the sole agents.

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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.