

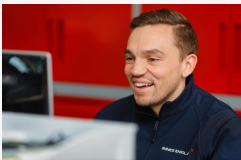


Unit 38, Churchill Business Park, Colwick, Nottingham, Nottinghamshire NG4 2HF

Offices/Warehouse Storage

- ▶ **NIA: 4,287sq ft / GIA: 4,752 sq ft**
- ▶ **Office accommodation with part ground floor storage situated in an out of town business park**
- ▶ **Immediately adjacent to Colwick Loop Road/A612**
- ▶ **Parking for 9 vehicles on site**

For enquiries and viewings please contact:



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Location

The property is located on the established Churchill Business Park in the heart of Colwick's commercial district. Approximately 2 miles east of Nottingham City Centre and accessed off Private Road No.2, this in turn links to the Colwick Loop Road (A612) which also provides excellent access to the east of Nottinghamshire. Churchill Park, together with the adjacent Colwick Business Park, are both desirable Business Parks in Nottingham and include designated office and industrial areas. Churchill Park is occupied by a mix of small to medium businesses including Ampron Electrical Services and many others.

Description

The property comprises of a two-storey self-contained building with brick elevations under a pitched steel corrugated roof, with powder coated aluminium framed double-glazed windows to the front and side elevations. At ground floor there is an entrance lobby, off which there is access to the ground floor partitioned office suites which leads to the storage area which benefits from a double door covered by a roller shutter door. On the ground floor there are also WCs, kitchen/break out area and central core with a staircase leading to the 1st floor suite. The 1st floor comprises a mix of open plan and separate directors offices. The 1st floor also has male and female WCs. The property benefits from the following specification - CAT II lighting, 3 phase power, double glazing, air conditioning and gas radiators. The property was constructed with a large proportion of windows, consequently serving the property with good levels of natural light. Externally there is space for the parking of 9 vehicles.

Accommodation

	Sq M	Sq Ft
Ground floor office	116.5	1,254
Ground floor storage	86.5	931
First floor	195.2	2,101
Total	398.3	4,287

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement 2nd Edition. All parties are advised to carry out their own measurements.

Planning

We understand the property benefits from planning consent for the following uses: -

Class E (Commercial, Business and Services use), making the premises suitable for uses such as offices, shop, cafe, restaurant, clinics, health centre, day nurseries and industrial processes which can be carried out in a residential area without detriment to its amenity. The property may be suitable for alternative uses subject to the requisite consents. (This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

Tenure

A traditional lease is available with terms to be agreed between the parties.

Alternatively the freehold is available to purchase.

Business Rates

From the Valuation Office Agency (VOA) website we understand the property has the following rating assessment:

Rateable Value - £25,250

Indicative Rates Payable 2024: £12,599.75 per annum

All parties are advised to make their own enquiries of the Valuation Office Agency (VOA).

Price/Rent

£38,000 per annum for a traditional lease

£575,000 for the freehold

Service Charge

We understand an estate service charge is applicable. Further details are available from the agent.

VAT

VAT is applicable.

Legal Costs

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

EPC

The premises have an EPC assessment of C (72).

Viewings

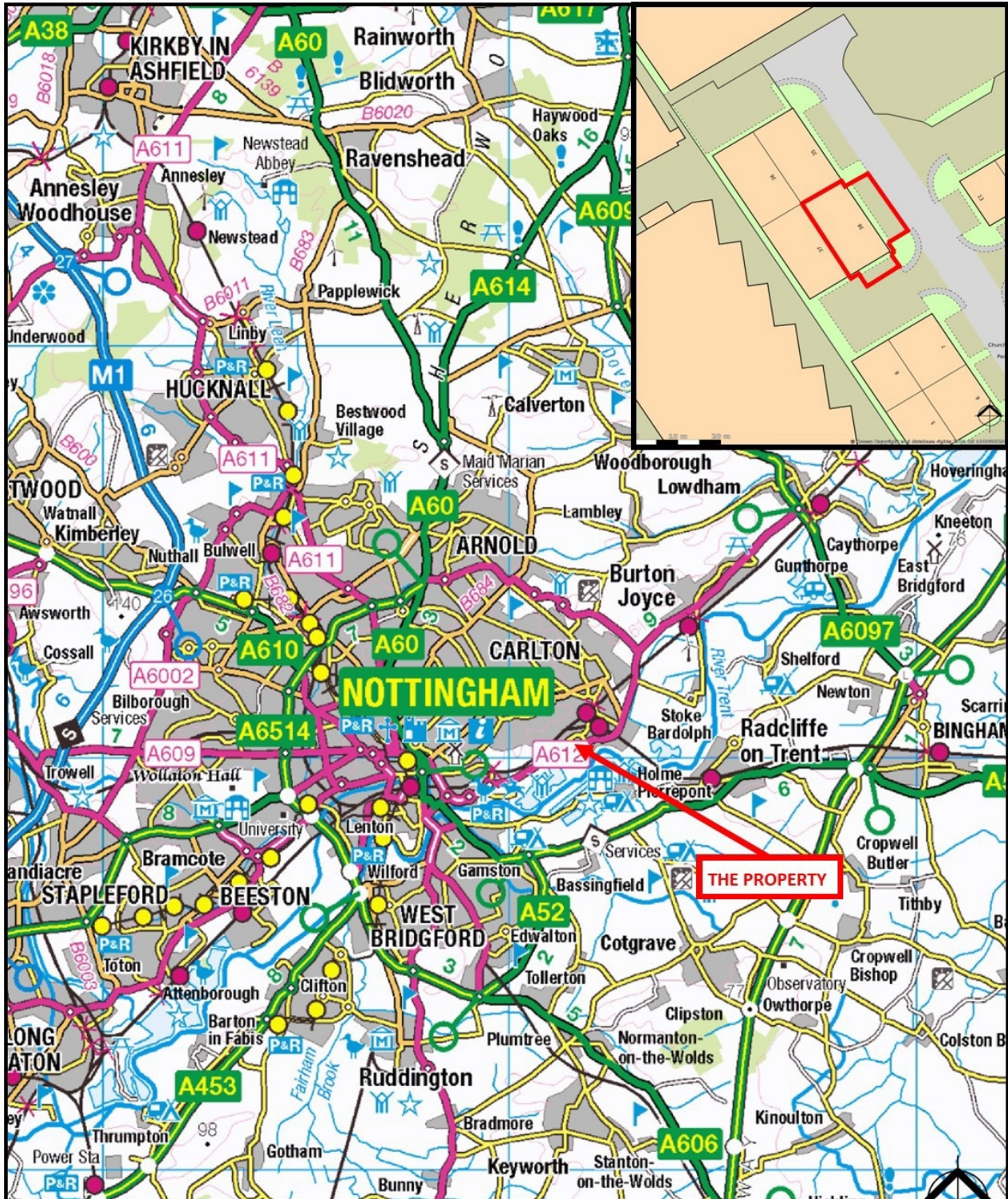
Viewings are by appointment with sole agents Innes England

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

Date Produced: 20-Jun-2024





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