

## Detached high quality office suites with excellent parking on gated site

Approx. 278.7m<sup>2</sup>  
(3,000ft<sup>2</sup>)

- Recently undergone high level refurbishment
- Two storey office suite with excellent prominence
- Large self-contained gated yard/car park
- Suitable for a variety of different uses (subject to planning)
- Fronting Private Road No.2



**TO LET**



Location



Gallery



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## Location

The property is positioned on Private Road No. 2 on the well-established Colwick Industrial Estate located with easy access from the A52 and the A46, 4 miles west of Nottingham City Centre.

The property also benefits from nearby transport links such as Netherfield train station and local bus routes.

## Description

The property has recently undergone an extensive refurbishment offering high level office suites situated across two floors.

The specification is to include:

- Two storey commercial building
- Solid concrete floors
- Suspended ceiling incorporating LED Lighting
- Electric heating system
- WC and kitchen facilities
- Securely fenced and gated site
- Excellent prominence onto Private Road No. 2
- New windows throughout





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## Floor Areas

Upon completion we calculate the property will extend to:

**Approx. 278.7m<sup>2</sup> (3,000ft<sup>2</sup>)**

The unit will benefit from a circa 5,000ft<sup>2</sup> yard area.

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own measurements)



## Business Rates

The business rates are to be re-assessed once the building works are complete. Guide figures are available from the agent.

## EPC

The EPC Rating for the property is available from the agent upon practical completion.

## Service Charge

The property will be subject to a service charge to cover the upkeep and maintenance of the shared areas of the estate. Guide figures are available from the agent.



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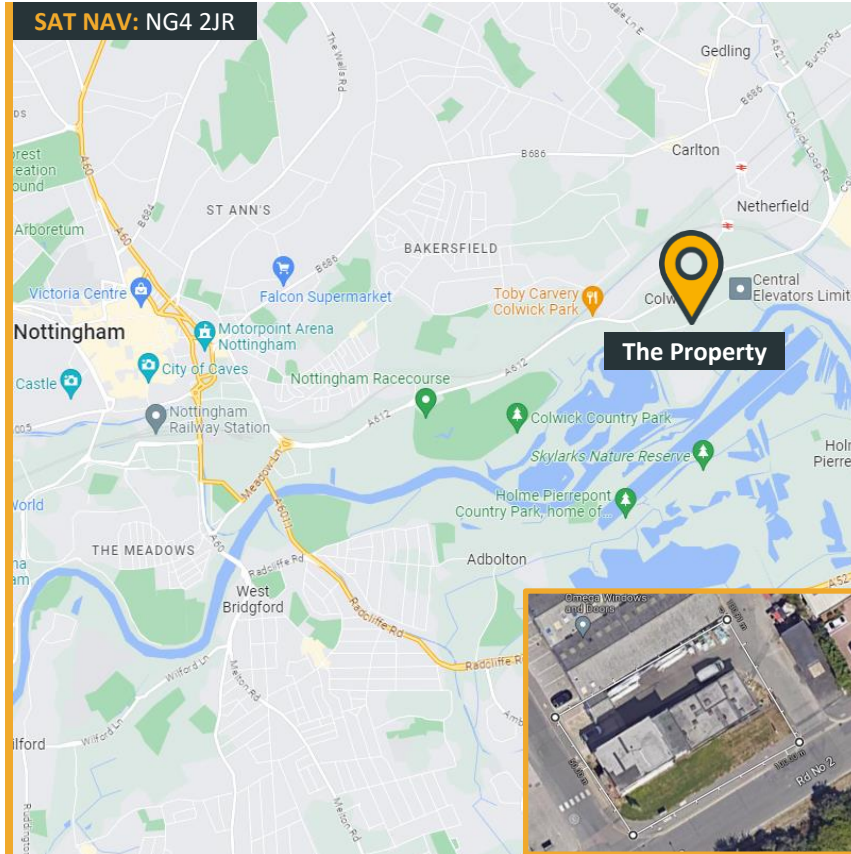


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## Photos of the External Yard and Parking Area







## Rent

The property is available on a new lease and we are quoting the following rent:

**£40,000 per annum exclusive**  
**(Forty thousand pounds)**

## VAT

VAT applies to rent and other payments due under the lease.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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13/03/2024

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