

Traditional industrial units undergoing full landlord refurbishment ready Q4 2024

290m² to 2,564m²
(3,121ft² to 27,600ft²)

- Undergoing full strip out and refurbishment including new roof
- Open plan manufacturing/storage space
- Circa 6.1 metre eaves
- 3 Phase power, electric roller shutter door, lighting and WC facilities
- Allocated car parking
- Close proximity to the City Centre



TO LET



Location



Gallery



Contact





Location

The property is positioned on Private Road No. 3 on the well established Colwick Industrial Estate located with easy access from the A52 and the A46 and 4 miles west of Nottingham City Centre. Situated opposite the new Sainsbury's and MKM Building Merchants the property is located in the ever developing area of Colwick. The property also benefits from nearby transport links such as Netherfield train station and local bus routes.

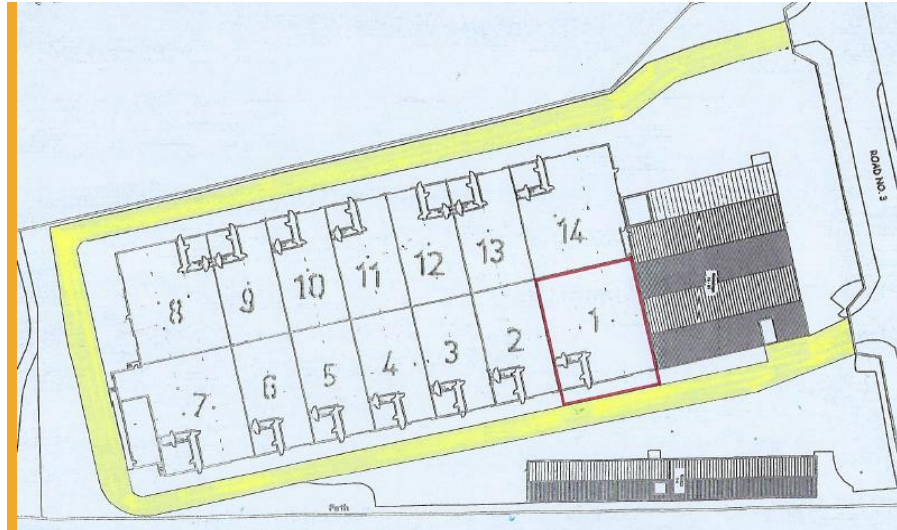
Description

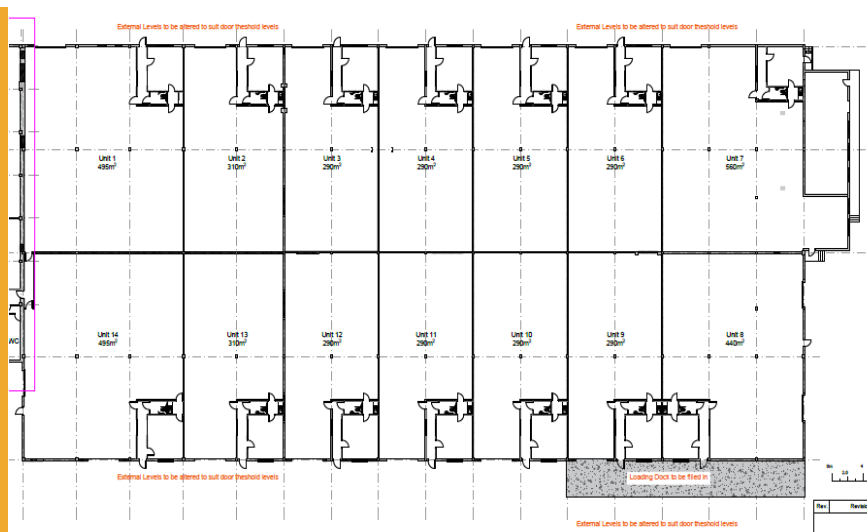
The property is of a concrete framed construction with brick elevations under a pitched corrugated sheet roof.

The property is to be split into smaller units, stripped out and refurbished to a high standard by the landlord to create these industrial units.

The specification of the units will be as follows:

- Eaves height of circa 6.1 metres
- Solid concrete floors
- Electric roller shutter door
- Personnel door
- 3 Phase power
- LED lighting
- WC facilities
- 360 degree circulation yard space
- Allocated car parking





Floor Areas

Units are available individually or combined.

Unit	M ²	ft ²
Unit 1	495	5,328
Unit 2	310	3,337
Unit 3	290	3,121
Total	1,095	11,786

There is the availability of combining Units 1-7 to create up to **2,564m² (27,600ft²)**.

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

Rent

The units are available on new leases and can be combined or let individually. All rents are based of £7.50 per sq ft:

Description	Rent
Unit 1	£40,000 per annum exclusive
Unit 2	£25,000 per annum exclusive
Unit 3	£23,500 per annum exclusive
Total	£88,500 per annum exclusive

Service Charge

The units are subject to an annual service charge to cover the upkeep and maintenance of the common areas of the estate. The service charge currently runs at £0.22 per sq ft.



Location



Gallery



Contact

Refurbishment Works Underway







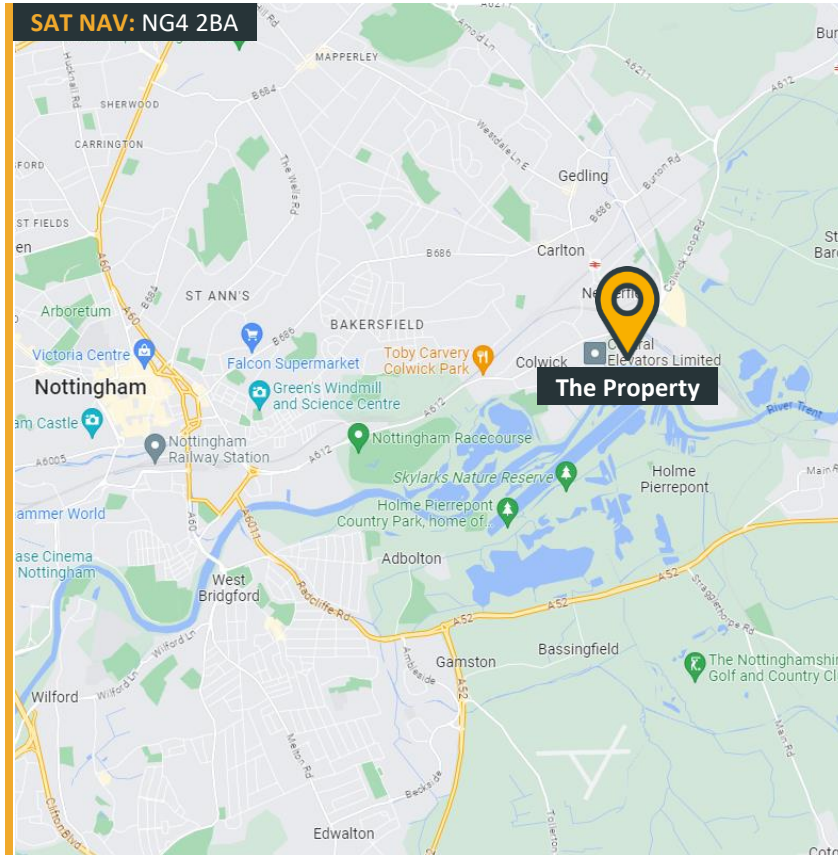
Location



Gallery



Contact



Please [click here](#) to read our "Property Misdescriptions Act". E&OE.

29/09/2023

VAT

VAT is applicable to the rent at the standard rate.

Business Rates

Business Rates will be reassessed upon completion of the refurbishment. Guide figures are available via the agent.

(This information has been given for guidance purposes only and prospective tenants should make their own enquiries of Gedling Borough Council)

EPC

The EPC information will be available for the units once the refurbishment has been completed.

Further Information

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

Anthony Barrowcliffe

07557 972008

anthony@fhp.co.uk

Amy Howard

07887 787894

amy.howard@fhp.co.uk

Or contact our joint agents, JLL Nottingham on 0115 908 2120



Fisher Hargreaves Proctor Ltd. 10 Oxford Street, Nottingham, NG1 5BG

fhp.co.uk