

Armitage Business Park | Private Road No. 3 | Colwick | Nottingham | NG4 2BA

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## Workshop/starter units available on flexible 2 year licence agreements

**24m<sup>2</sup> to 250m<sup>2</sup>**  
(258ft<sup>2</sup> to 2,691ft<sup>2</sup>)

- Excellent loading and off-loading facilities
- Commercial service elevators
- Excellent car parking
- Shared WC facilities
- 24 hour access, 7 days a week
- Close proximity to the City Centre
- No deposit needed



**TO LET**



Location



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Location



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## Location

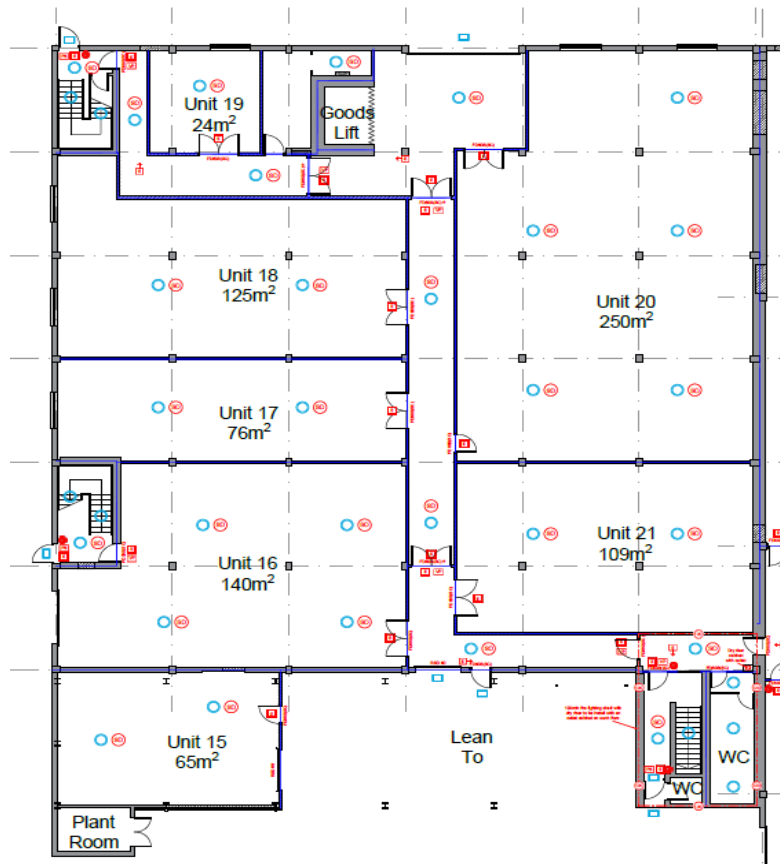
The property is positioned on Private Road No. 3 on the well established Colwick Industrial Estate located with easy access from the A52 and the A46 and 4 miles west of Nottingham City Centre. Situated opposite the new Sainsbury's and MKM Building Merchants the property is located in the ever developing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

## Description

The property comprises a range of self-contained business spaces suitable for a variety of uses. The units are undergoing a full refurbishment to mirror Ivygrove's facilities at Hartley Business Centre on Haydn Road in Nottingham.

The units will provide clear span empty boxes allowing all types of fit out and uses and will have the following specification:

- Excellent loading facilities
- Loading elevators
- Concrete floors
- LED lighting throughout
- On-site car parking
- Shared male and female toilets on each floor
- CCTV and security alarm
- Windows to all elevations
- 24/7 access





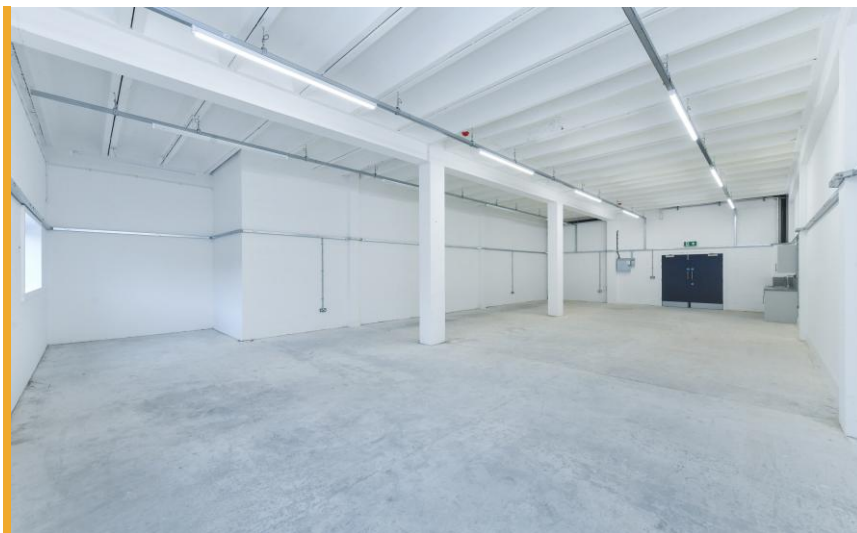
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## Floor Areas and Rent

The units are available on simple Licence agreements with no deposit required.

Unit	M <sup>2</sup>	ft <sup>2</sup>	Rent
Unit 24	89	950	£7,125
Unit 25	89	950	£7,125

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

## Service Charge

The units are subject to an annual service charge to cover the upkeep and maintenance of the common areas of the estate. This currently is estimated at £2.00ft<sup>2</sup>. Further information is available from the agents.

## VAT

VAT is applicable to the rent and other costs falling under the lease at the standard rate.



Location



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## Refurbishment Works Underway







Location



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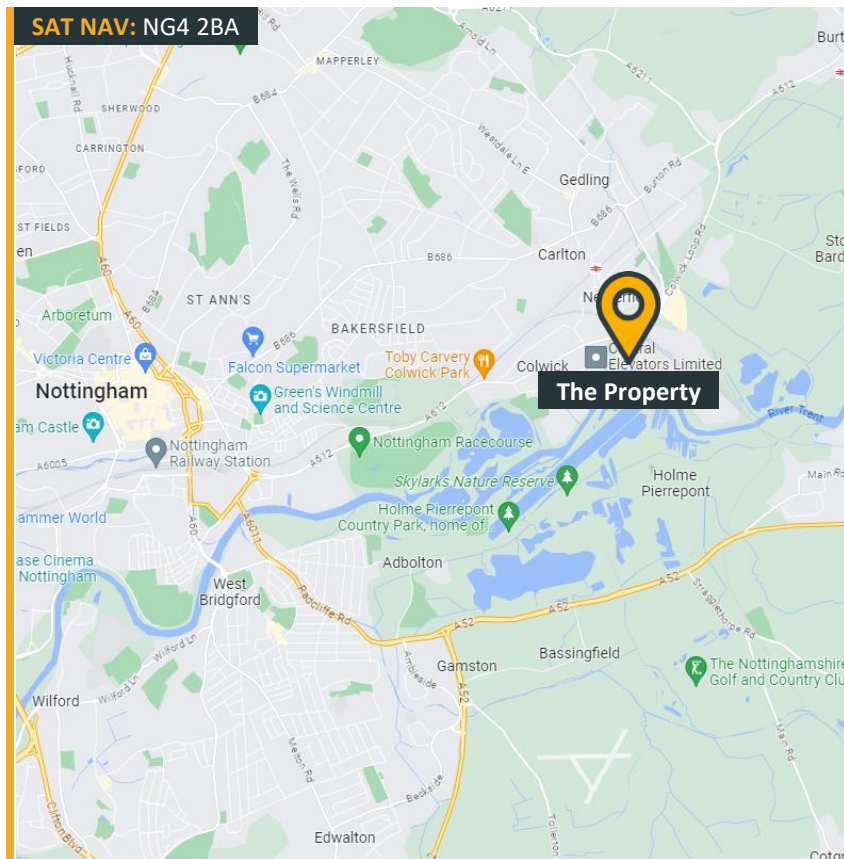
Location



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## Business Rates

The Business Rates will be re-assessed once the units have undergone refurbishment.

We are very confident small business rates relief will apply to the majority of these units however potential tenants should make their own enquires 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:

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



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