

## Five new high quality industrial/warehouse units available now

224m<sup>2</sup>  
(2,413ft<sup>2</sup>)

- High specification industrial / warehouse units available
- Opportunity to combine units together to create larger area.
- Lighting, WCs, kitchen and offices installed
- Situated on a securely fenced and gated site with a shared yard area, providing turning circulation
- Specification to include PV solar panels and EV charging points
- Situated within a popular industrial location
- Immediately available



TO LET



Location



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Location



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## Location

The property lies just off Private Road No 7, located by the A612 Colwick Loop Road within Colwick Industrial Estate. The property is located with easy access from the A52 and the A46, and positioned 4 miles west of Nottingham City Centre, in close proximity to Nottingham's main arterial routes. The property is situated nearby Sainsburys, MKM building merchants, Wilkins Print Limited, Hillarys amongst others. And benefits from nearby transport links, such as Netherfield Train Station, local bus routes, Nottingham's Park & Ride.

## Description

The units comprise steel portal frame construction with principally clad elevations, providing a personnel access door to the external loading and car parking areas.

Features on the units are:-

- 10% translucent roof panels throughout
- PV solar panel installations
- Personnel door leading to internal office
- Kitchenette and WC facilities
- Minimum eaves height of 6.8m
- Clear span warehouse space
- Designated car parking spaces with EV charging points
- Turning area for HGVs at the rear of the estate
- Securely fenced and gated site
- Full height level loading automatic access door
- Internally fitted out with offices – reception area





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## Floor Areas

Units are available individually or combined.

Unit	m <sup>2</sup>		ft <sup>2</sup>
1	LET		
2	LET		
3	LET		
4	224		2,413
5	LET		

## Terms & Rent

The units are available on a new lease for a term of years to be agreed and can be combined or let individually. The quoting rent is:

**£8.50 per ft<sup>2</sup> per annum exclusive.**

## Service Charge

The units are subject to an annual service charge to cover the upkeep and the maintenance of the common areas of the estate. The service charge information is available by way of agent.



Location

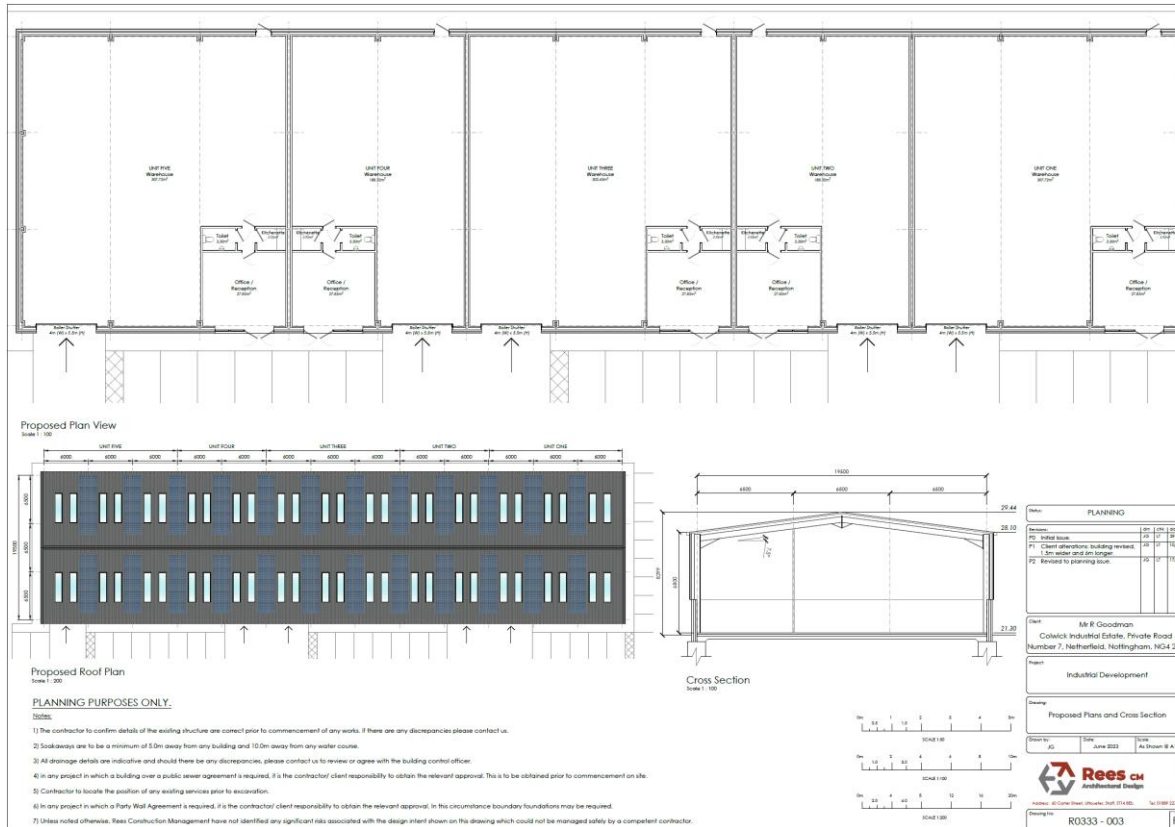


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## Existing Plan of the New Builds







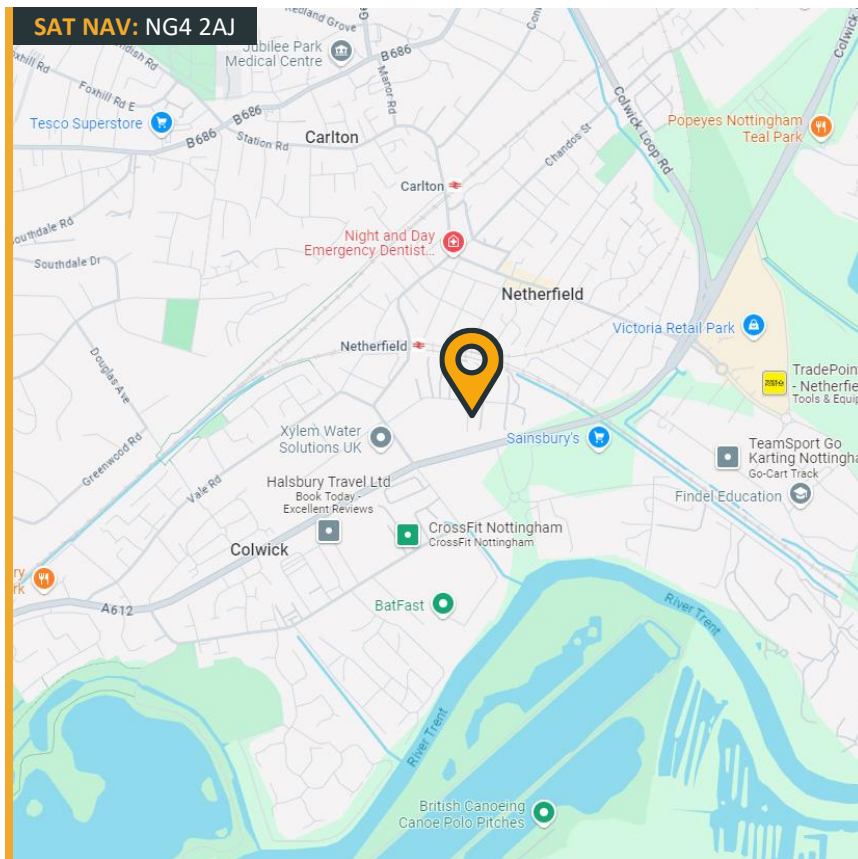
Location



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## Business Rates

Business rates will be assessed upon completion of the scheme. Guided figures are available via the agents.

## EPC

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

## VAT

VAT is applicable to the rent at the standard rate.

## 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 agent **NG Surveyors** on **0115 958 8599**.



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