

Unit 11, Teal Trade Park | Netherfield | Nottingham | NG14 5JX

High quality trade counter/industrial unit immediately available alongside a strong trade line-up

305m²
(3,283ft²)

- High quality trade unit
- Prominence to the busy A612 Colwick Loop Road
- 6 metre internal height
- 3 Phase power and full height roller shutter door
- Large yard and ample car parking
- Strong line up of national and regional trade occupiers



TO LET



Location



Gallery



Video



Contact



Location

Teal Trade Park is a prominent and established trade scheme fronting the busy Colwick Loop Road (A612) which forms the eastern gateway to Nottingham City Centre less than 5 miles away.

The trade park sits adjacent to the Aldi Supermarket and complimentary retail to the surrounding residential developments of Persimmon Homes, Charles Church and Avant Homes which are providing some 1,800 new houses.

The Colwick Loop Road has average daily traffic movements of 17,541 daily and 116,000 weekly.







Description

The property comprises a modern mid terrace high quality trade unit constructed in 2022 of steel portal frame and finished to a shell specification to include:

- 6 metre clear internal height
- Unit 18 – 35kN per m² floor loading
- Electric roller shutter doors
- 3 Phase power

The video tour for the scheme is viewable [here](#).

Floor Areas

From measurements taken on a GEA basis we calculate the following:

305m² (3,283ft²)

(This information is given for guidance purpose only)

Quoting Rent

£42,679 per annum exclusive

VAT

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



Service Charge

The current annual service charge administers the upkeep, maintenance, cleaning of the common areas and external fabric of the building.

Green Credentials

The scheme will ensure a decrease in CO2 emissions over 2013 Building Regulations. As a result, occupation costs to the end user will be reduced. The green incentives include:

- Low air permeability design
- High performance insulated cladding and roof materials
- Secure cycle parking
- 10% warehouse roof lights increasing natural light

Planning

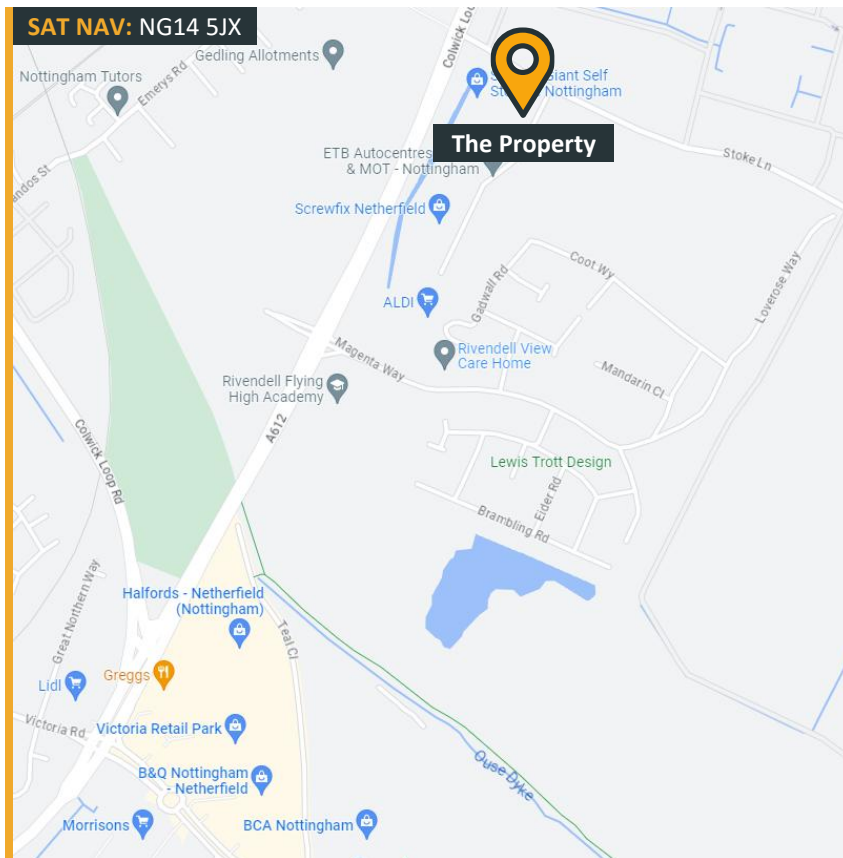
The unit has planning consent E(g), B2 and B8 (Industrial and Warehouse) with ancillary trade uses included.

EPC

The EPC Rating for the unit is A-24.



Unit	Occupiers
7	ETB Autocentres
8	Easy Bathrooms
9	Clifton Tiles & Bathrooms
10	Octopus Energy Eco
11	Vacant
12	The Wooden Floor Store
14	Toolstation
15	Screwfix
16	Howdens
17	Trent Vehicle Charging
18	Vacant
19	Karcher
20	Karcher
21	Brewers



Business Rates

From enquiries of the Valuation Office website, we understand the following:

Rateable Value from 1 April 2023: £16,250

(This information is given for guidance purposes only and parties are advised to undertake their own enquiries of Gedling Borough Council)

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:

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