

Good quality self contained office/studio space available on a freehold basis

268m²
(2,885ft²)

- Fully fitted open plan office/studio space
- WC and kitchen facilities on both floors
- In close proximity to Colwick Loop Road (A612) and Victoria Retail Park
- Rare freehold opportunity



FOR SALE



Location



Gallery



Contact



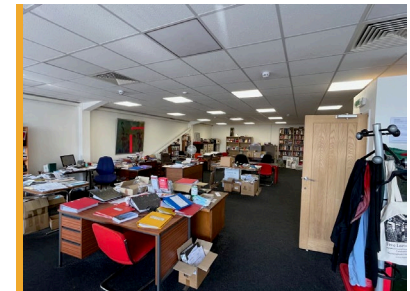
Location

The property is located on Churchill Business Park, a well established estate in Colwick which lies just over 4 miles east of Nottingham City Centre. By virtue of its location the property lies within easy reach of the Colwick Loop Road (A612), a major arterial route which provides access to both the City Centre and eastern suburbs. Additionally, there are several retail/leisure offerings in the area including supermarkets, gyms, cafés and drive-thru restaurants and proximity to Colwick County Park.

Description

The property comprises a two storey, self contained building with brick elevations under a pitched steel corrugated roof benefiting from double glazed windows to the front elevations. The specification includes:

- Open plan accommodation
- Self contained entrance
- Suspended ceilings with integrated LED lighting throughout
- Gas heaters throughout
- Car parking to the front elevation





Floor Areas

From measurements taken on site we calculate the property has the following Net Internal Area:

268m² (2,885ft²)

(This information is given for guidance purposes only)

Price

The property is available for sale at a quoting price of:-

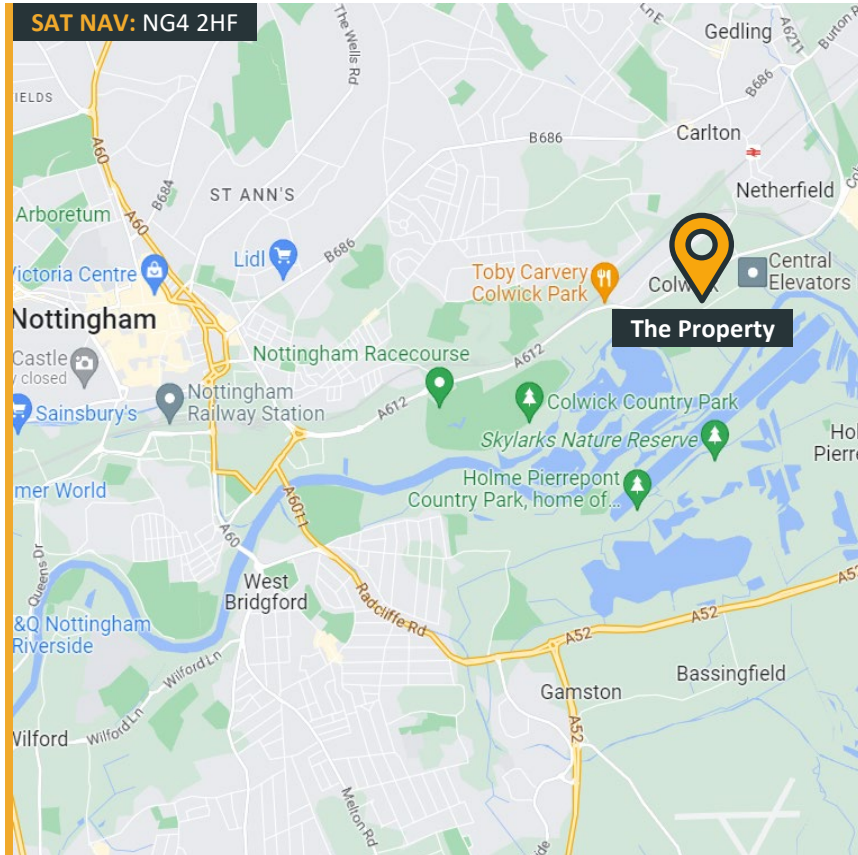
£330,000 per annum exclusive
(Three hundred and thirty thousand pounds)

Business Rates

The current rateable value for the unit has been assessed at:

Rateable Value: £20,000 per annum

(This information is given for guidance purposes only and interested parties are advised to make their own enquiries to the Local Authority/VOA.)



VAT

VAT is payable on the purchase and is applicable at the prevailing rate.

EPC

The building has an Energy Performance Certificate Rating of C/68.

Further Information

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

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