

Unit A Little Tennis Street South | Colwick | Nottingham | NG2 4EU

Good quality warehouse/light industrial premises on the established Colwick Industrial Estate

1,110m² (11,950ft²)
plus mezzanine of 5,194ft²

- Good quality warehousing with well appointed two storey offices to the front
- Excellent onsite car parking
- Located on the Colwick Industrial Estate approximately 1 mile east of central Nottingham
- Secure gated site shared with one other occupier
- Electric car charging



TO LET



Location



Gallery



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Location



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Location

The property is located on the established Colwick Industrial Estate approximately 1 mile east of central Nottingham with easy access to the A612 Daleside Road, a main arterial route into the city centre to the eastern part of Nottingham.

The location is well served with public transport links with regular buses on Daleside Road and the property is within walking distance of the Eastpoint Retail Park, providing café, groceries and shopping amenities.

Occupiers in the area include Enterprise Rent A Car, Gunn and Moore Cricket, Parcelhub, Edmundson Electrical, among others.

Description

The property comprises a well-appointed light industrial/warehouse premises with good quality two storey offices to the front elevation and large yard elevation to the rear with level access into the warehouse space. Externally there are 80 allocated car parking spaces.

The specification of the unit includes:

- 6m to eaves – 8.6m to apex
- 3 phase power
- Large mezzanine storage/production area
- High bay lighting to warehouse
- Gas warm air blowers to warehouse





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Floor Areas

We understand the property has the following gross internal areas:

Description	m ²	ft ²
Ground Floor Warehouse	869	9,358
Ground Floor Office/Ancillary	120	1,296
First Floor Offices	120	1,296
Total	1,110	11,950

There is an additional mezzanine within the warehouse area of 5,194 sq ft.

(This information is given for guidance purposes only)

Lease Terms

The property is available on a new full repairing and insuring lease for a term of years to be agreed.

Rent

The property is available at a rent of:

£93,000 per annum
(Ninety-Three Thousand Pounds)

Business Rates

A guide as to the business rates payable for the premises are available from the agents.

(This information is given for guidance purposes only and prospective purchasers are advised make their own enquiries)



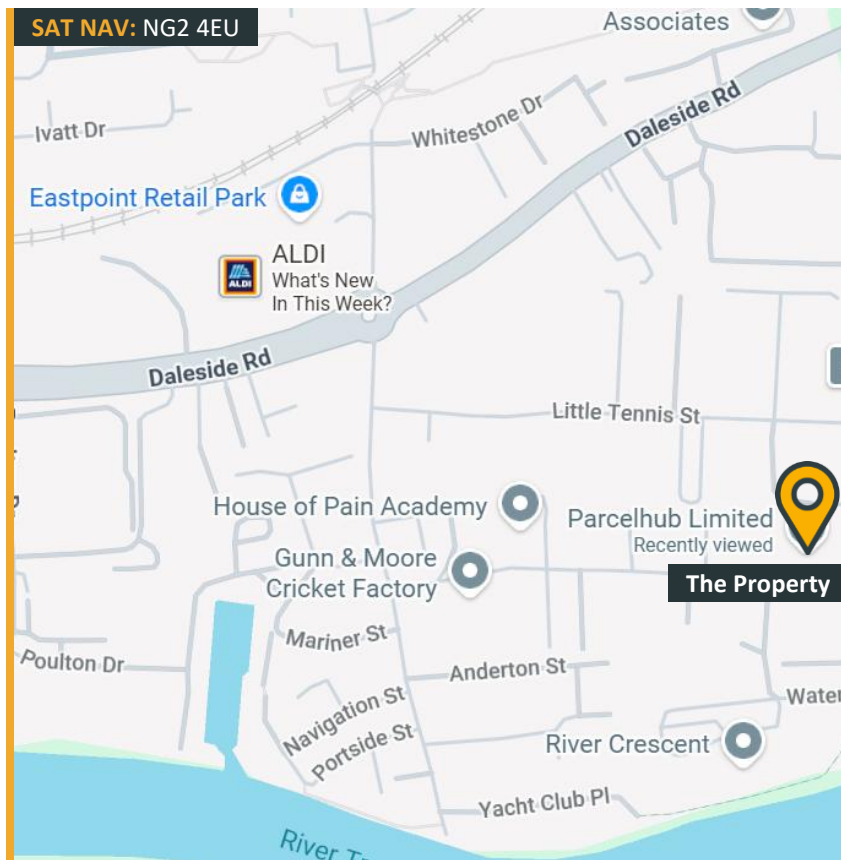
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VAT

VAT is applicable on the rent.

EPC

The EPC rating for the property is to be confirmed.

Service Charge

A service charge is levied to cover maintenance of parts of the property used in common. A guide as to the service charge is available from the agents.

Further Information

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

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13/11/2025



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