

Workshop/starter units available on flexible 2 year licence agreements

37m² to 130m²
(400ft² to 1,400ft²)

- 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



Gallery



Contact





Location

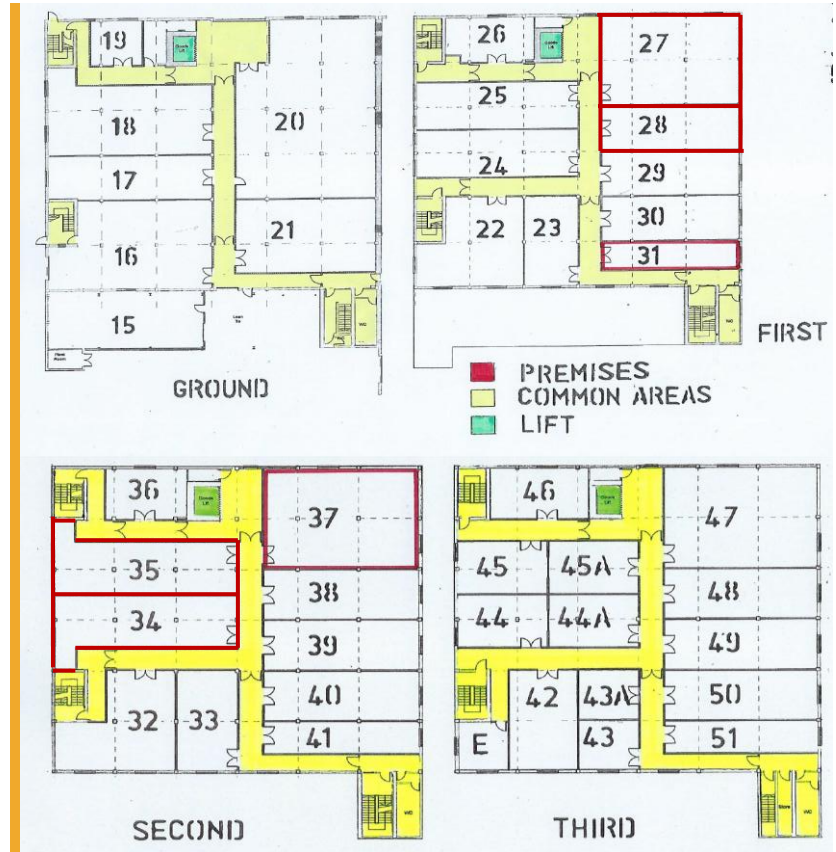
The property is positioned on Private Road No. 3 on the well established Colwick Industrial Estate located with easy access from the A52 and the A46 and 4 miles west of Nottingham City Centre. Situated opposite the new Sainsbury's and MKM Building Merchants the property is located in the ever developing 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





Floor Areas and Rent

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

Unit	ft ²	Rent (pa)	Service Charge	Building Insurance
27	1,400	£11,000	£2,800	£350
28	700	£5,250	£1,400	£210
31	450	£3,150	£900	£135
34	900	£7,200	£1,800	£270
35	900	£7,200	£1,800	£270
37	1,400	£11,000	£2,800	£350

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

VAT

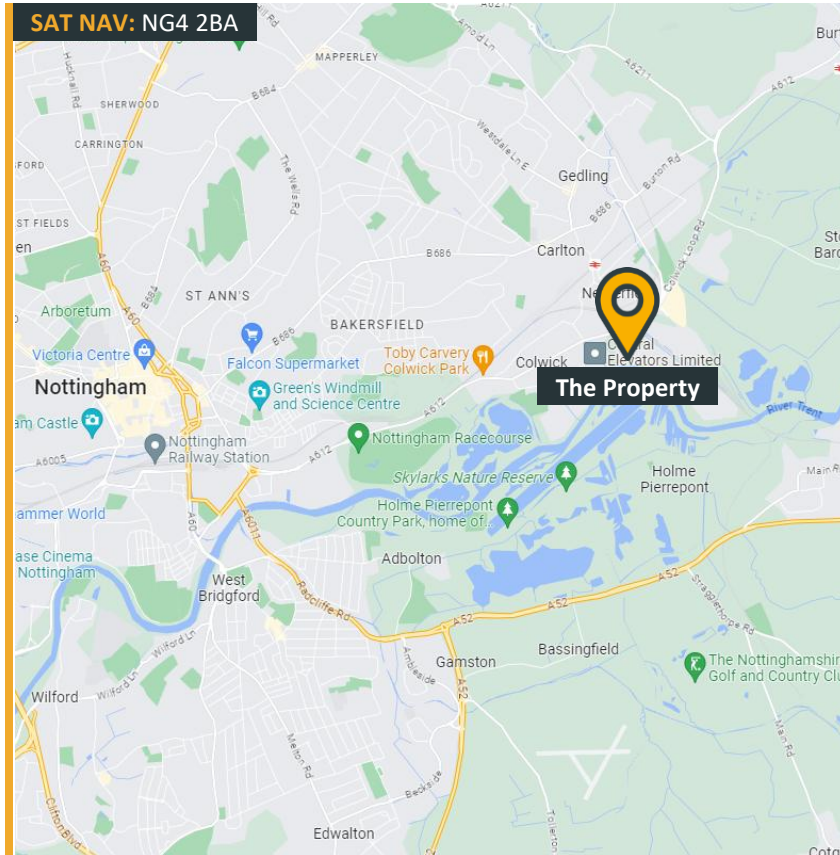
VAT is applicable to the rent and other costs falling under the lease at the standard rate.



Refurbishment Works Underway







Business Rates

Further information regarding the rateable value of the suites is available directly from the agent. 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:

Guy Mills

07903 521 781

guy.mills@fhp.co.uk

Jamie Gilbertson

07747 665 941

jamie.gilbertson@fhp.co.uk

