

Modern fitted hybrid unit on a well-established trade park with excellent roadside prominence

322m²
(3,462ft²)

- Flexible accommodation comprising partitioned offices, meeting rooms and warehouse/storage space
- 6m clear internal eaves height
- Three-phase power supply and full-height roller shutter loading door
- Fitted kitchen facilities and WCs to each floor
- Ample on-site car parking
- Established trade park location with occupiers including Screwfix, Howdens and Toolstation, amongst others



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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
- Electric roller shutter doors
- Three-phase power

Unit 10 offers a versatile hybrid layout featuring fitted office and breakout space arranged across two floors complemented by additional storage/warehouse space at mezzanine level. The unit can be taken in its currently fitted condition or delivered stripped back to a clean shell.

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





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Drone Photography





Location

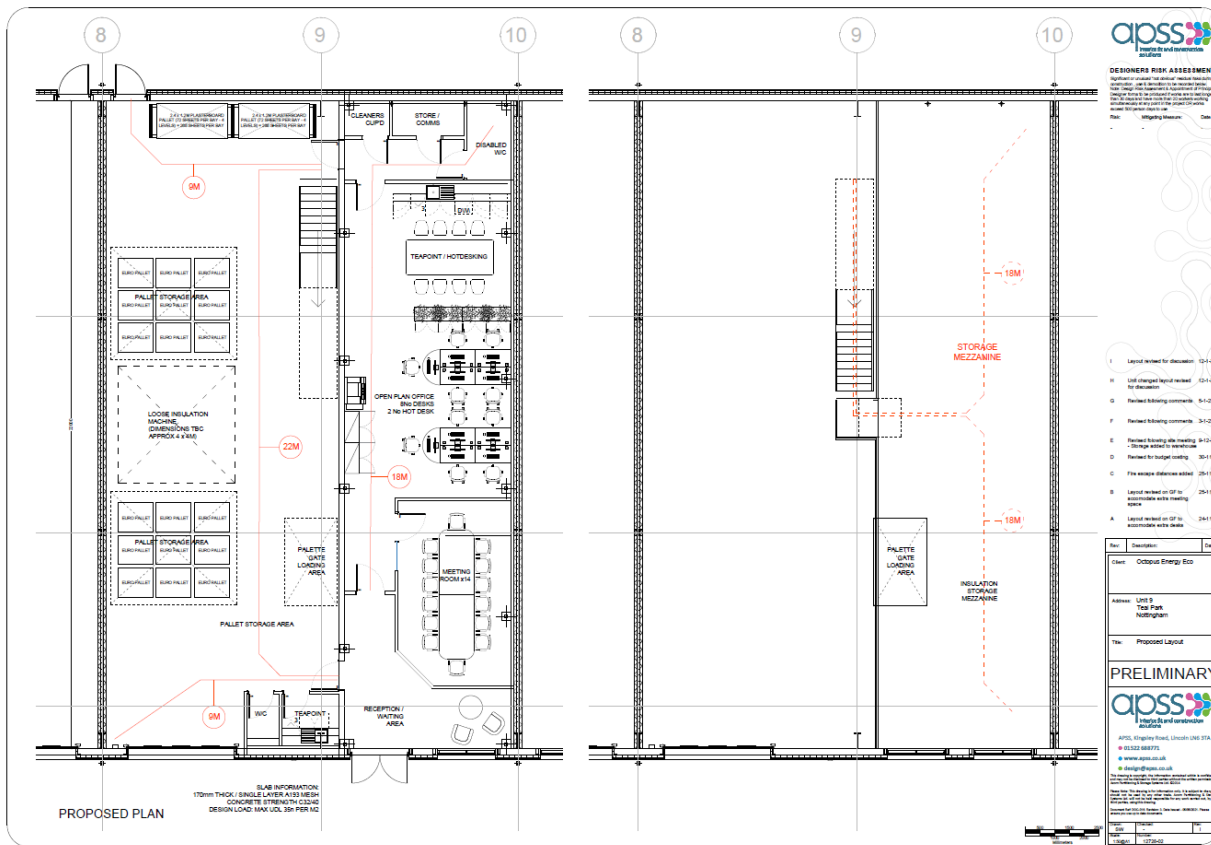


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Unit 10 Fit Out







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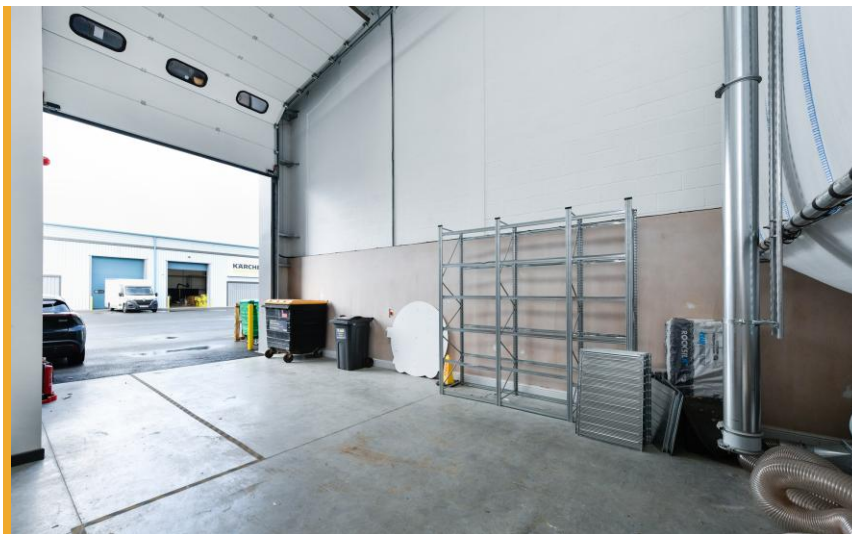


Floor Areas

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

Unit	M ²	Ft ²
10	322	3,462

(This information is given for guidance purpose only.)



Business Rates

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

Unit	Ratable Value	Rates Payable
10	£33,250	£16,592

(This information is given for guidance purposes only and parties are advised to undertake their own enquiries of Gedling Borough Council on 0115 901 3901.)

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

EPC

The property has an EPC rating of **B-35**.



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



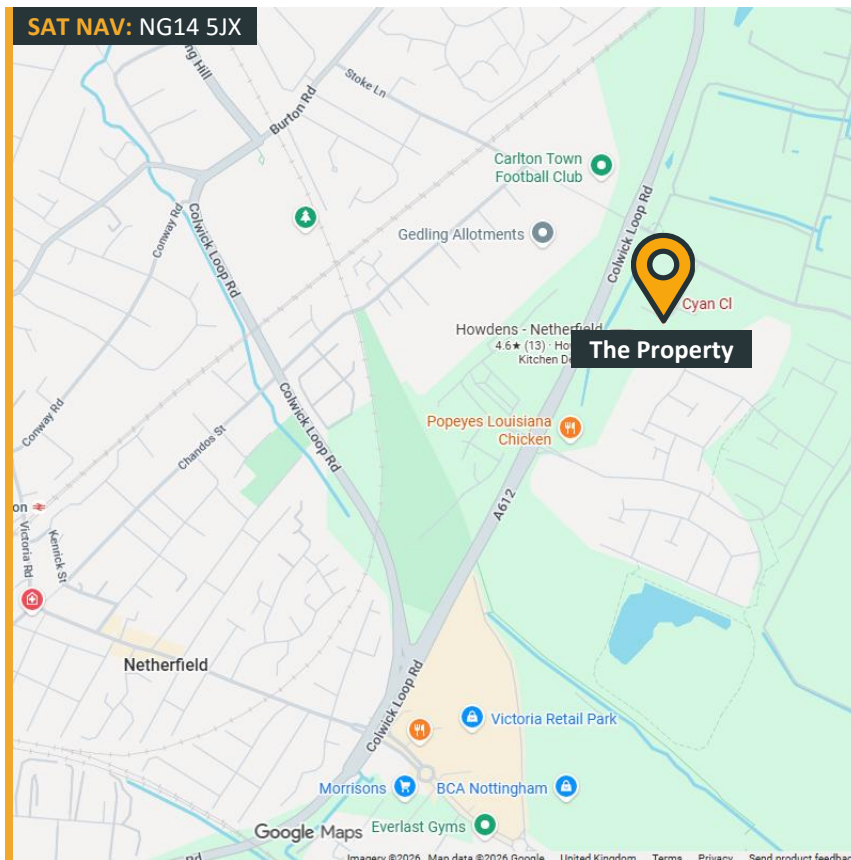
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Lease Terms & Quoting Rents

The unit is available for a term of years to be agreed at the following quoting rent:

£46,737 per annum
 (Forty-six thousand and seven hundred and thirty-seven pounds)

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 **JLL** on **0115 9082 120**.



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