

# Industrial unit with offices within established industrial estate in Colwick

**538.61m<sup>2</sup>**  
(5,798ft<sup>2</sup>)

- Open plan warehouse
- Minimum working height of 3.7 metres
- Full height roller shutter doors
- Internal offices and meeting room
- Excellent on-site car parking
- Established location
- Located on professional managed estate



Available from  
September  
2026

**TO LET**



Location



Gallery



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Location



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## Location

The property is located on Private Road No. 2 within the established Colwick Industrial Estate. The estate offers straightforward access to the A52, A46, and Nottingham City Centre, which is around 4 miles away.

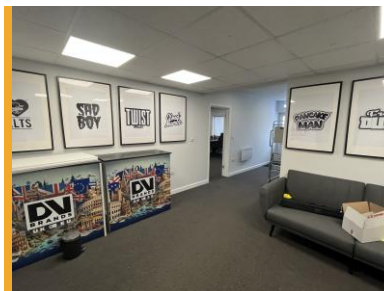
Transport connections are strong, with Netherfield train station and regular bus routes close by. The area also benefits from nearby amenities, including Sainsbury's, Pure Gym, and the wider Victoria Retail Park.

## Description

The property is a single-storey steel portal frame industrial unit with half-height brick elevations, providing a practical and open-plan warehouse space. The warehouse is accessed via an electric roller shutter door, offering easy and efficient loading.

Internally, the unit has been recently refurbished and includes office accommodation, a kitchen, and WC facilities. The warehouse features a solid concrete floor, LED lighting, three phase power, and radiator and blower heating, making it suitable for a range of industrial or storage uses.

Externally, the property provides 4 allocated parking spaces, with additional capacity available through the estate's shared car park.





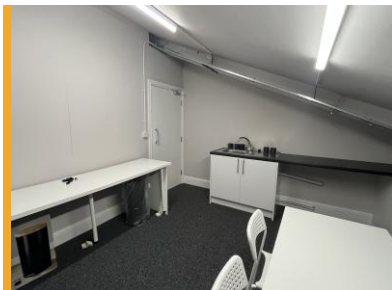
Location



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## Floor Areas

From measurements taken on site we calculate the gross internal area to be:

| Description  | M <sup>2</sup> | Ft <sup>2</sup> |
|--------------|----------------|-----------------|
| Warehouse    | 378.66         | 4,076           |
| Offices      | 159.95         | 1,722           |
| <b>Total</b> | <b>538.61</b>  | <b>5,798</b>    |

(This information is given for guidance purposes only)

## Rent

The property is available by of a new lease and we are quoting a rent of:

**£35,000 per annum**  
**(Thirty-five thousand pounds)**

## Business Rates

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

**Rateable Value from 1 April 2026: £28,750**

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

## EPC

The property has an EPC Rating of **C - 68**





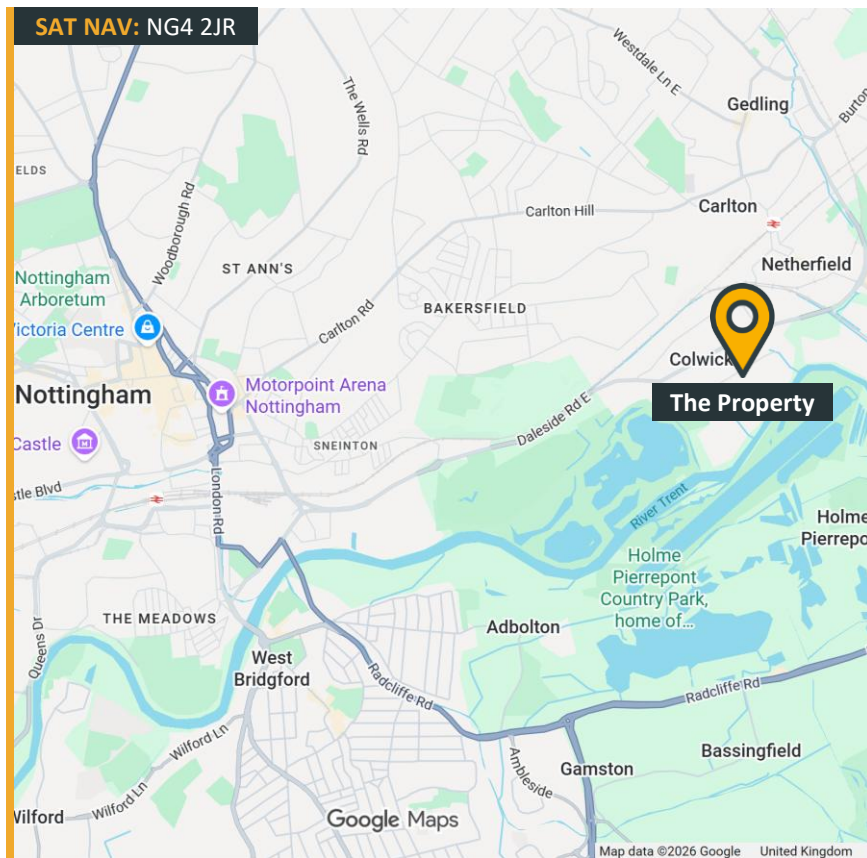
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## Service Charge

The suite will be subject to a service charge to cover the upkeep and maintenance of the shared areas of the building. Guide figures are available from the agent.

(This information is for guidance purposes only)

## VAT

VAT applies to rent and service charge due.

## Further Information

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

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17/06/2026

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