

Suite U1, Unit 17, Private Road No.2 | Colwick Business Park Estate | Nottingham | NG4 2JR

Former Pilates Studio – suitable for leisure or office use in prominent roadside location

182.03m²
(1,959ft²)

- Air conditioning throughout
- First floor suite
- Fully self contained
- Excellent specification
- Kitchens and WC's
- Gas central heating
- Great natural light
- Good levels of customer car parking
- Suitable for a variety of uses
- Fronting Private Road No.2
- Excellent security provisions



TO LET



Location



Gallery



Contact





Location



Gallery



Contact

Location

The property is positioned on Private Road No. 2 on the well-established Colwick Industrial Estate located with easy access from the A52 and the A46, 4 miles west of Nottingham City Centre.

The property also benefits from nearby transport links such as Netherfield train station and local bus routes.

The property is also near Victoria Retail park offering a substantial number of amenities.

Description

This first floor suite is situated prominently on Private Road No.2 comprises 1 large room, 1 smaller room, 1 treatment room, reception with kiosk and private WC with the following specification:

- Air conditioning throughout
- Parquet flooring
- Trunking throughout
- Excellent lighting throughout
- Gas central heating
- WC and kitchen facilities
- Double glazed windows offering lots of natural light
- CCTV of the entire building

There are some allocated car parking spaces with the suite and a large communal car park to the rear of the estate.

There is the possibility to share occupation or sublet space to create a multi-let wellbeing/community space.





Location



Gallery



Contact



Floor Areas

From measurements taken on site we calculate the Gross Internal Area to be:

182m² (1,959ft²)

(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:

**£20,000 per annum
(Twenty thousand pounds)**

Rent is to be paid monthly in advance.

Business Rates

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

Rateable Value from 1 April 2026: £19,000

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

VAT

VAT applies to rent and service charge due.





Location



Gallery



Contact





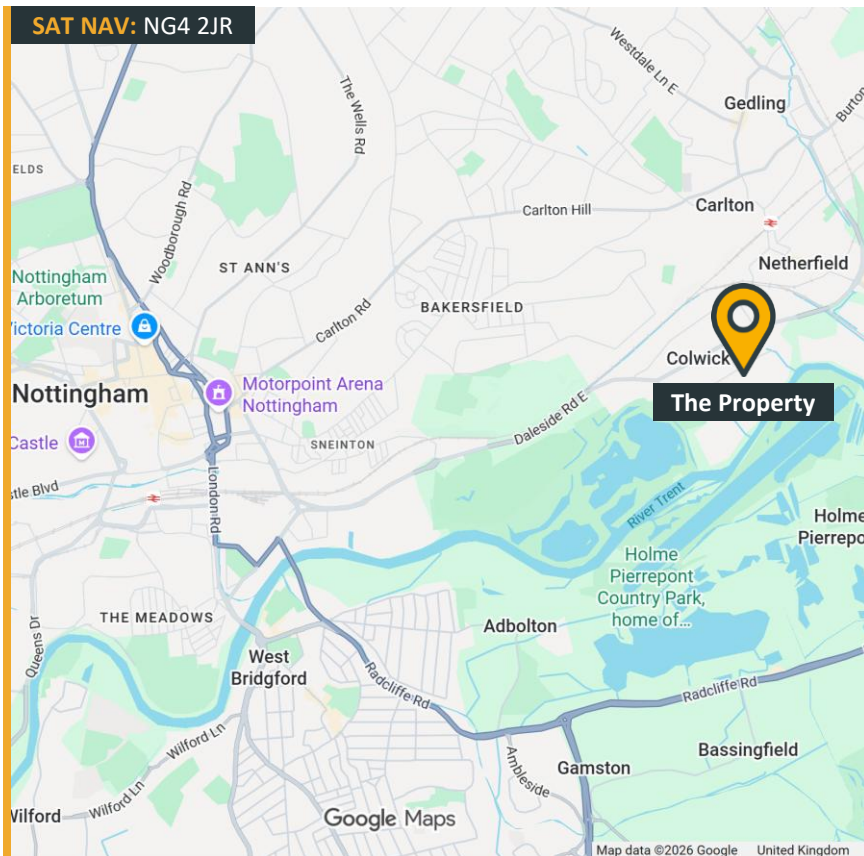
Location



Gallery



Contact

SAT NAV: NG4 2JR

Service Charge

The suite will be subject to a service charge to cover the upkeep and maintenance of the shared areas, water, gas and internet of the building. Electricity is metered by the landlord and recharged monthly to the tenant.

The current service charge is £4,500 plus VAT per annum which is billed monthly.

EPC

The property has an EPC Rating of D-85.

Further Information

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

Guy Mills

07903 521781

guy.mills@fhp.co.uk

Anthony Barrowcliffe

07557 972008

anthony@fhp.co.uk



Fisher Hargreaves Proctor Ltd.

10 Oxford Street
Nottingham, NG1 5BG

fhp.co.uk

29/06/2026

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