Ash House | **Private Road No.8** | Colwick Industrial Estate | Nottingham | NG4 2JX

Good quality office spaces available immediately on an all-inclusive basis

10.6m² - 28m²
(114ft² - 303ft²)

- Open plan office accommodation
- LED lighting throughout
- All inclusive rents
- WC and kitchen facilities
- Car parking available
- Available immediately



TO LET

Location | Gallery | Contact

FHP
fhp.co.uk

Location

The property is prominently located on Private Road No.8 accessed off the Colwick Loop Road (A612) one of Nottingham's main arterial routes.

The property is located approximately 2 miles east of Nottingham City Centre with access via the A612 to junction 24 of the M1 motorway within 25 minutes.

Description

The property comprises first floor office accommodation with the following specification:

- 24/7 access
- Intercom system
- Suspended ceilings
- LED lighting
- Trunking throughout
- Cat 5 cabling
- Gas central fire heating system
- Carpet tile finishes throughout
- Car parking available
- Small business rates relief
- Shared reception area













Accommodation

The property has the following approximate net internal floor areas:

Office	Size (m²)	Size (ft²)
5	28	303
6	10.6	114
7	14	152

(This information is given for guidance purposes only)

Rent

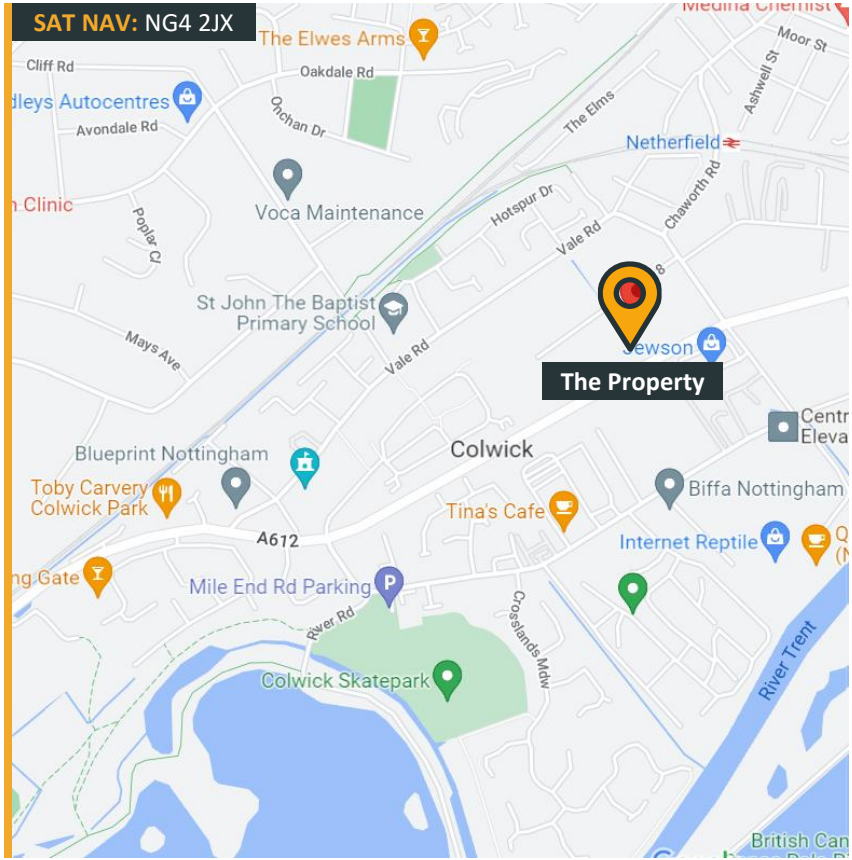
The property is also available on an all-inclusive new lease basis at a quoting rent of:

£20 per square foot

Business Rates

We understand that the property falls under the small rates relief threshold.

(This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries of the Local Authority).



Planning

The property is categorised as **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

EPC

A copy of the EPC is available upon request.

VAT

We understand that VAT is not applicable to the rent 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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19/11/2026

Please **click here** to read our "Property Misdescriptions Act". E&OE.