



Small Commercial Units in Popular Location 2,350 - 18,232 Sq Ft (218.32 - 1,693.75 Sq M)

- Available Now - Flexible Terms Considered
- Level Access Loading
- 4 Miles to Nottingham City Centre

Small Commercial Units in Popular Location

2,350 - 18,232 Sq Ft (218.32 - 1,693.75 Sq M)

Location

The property is located on the well established Colwick Industrial Estate, accessed via Private Road No. 2, just off the Colwick Loop Road (A612). This position provides excellent connectivity to the A52 and A46 and is situated approximately 4 miles east of Nottingham City Centre.

The area benefits from strong public transport links, with several bus stops along Private Road No. 2 and Netherfield Train Station within a 15 minute walk of the property.

Colwick Industrial Estate accommodates a diverse range of businesses, with key occupiers including Jewson Nottingham, CrossFit Nottingham and Hillarys. The site also benefits from nearby amenities such as the Tina's Café and Sainsbury's Superstore.

Description

The units are of brick and blockwork elevations beneath a pitched roof. The units are suitable for a variety of uses benefitting from clear span warehouse, WC's, Tea point facilities. Some units benefit from a small office provision.

Key Specification Includes:

- Roller shutter door
- LED lighting
- 3 phase power
- Welfare/amenity facilities
- Allocated parking

Accommodation

DESCRIPTION	SQ FT	SQ M
Unit 1b	3,020	280.56
Unit 1c	4,726	439.05
Unit 4a	2,350	218.32
Unit 4d	4,900	455.21
Unit 4c	2,500	232.25
TOTAL	18,232 SQ FT	1,693.75 SQ M

VAT

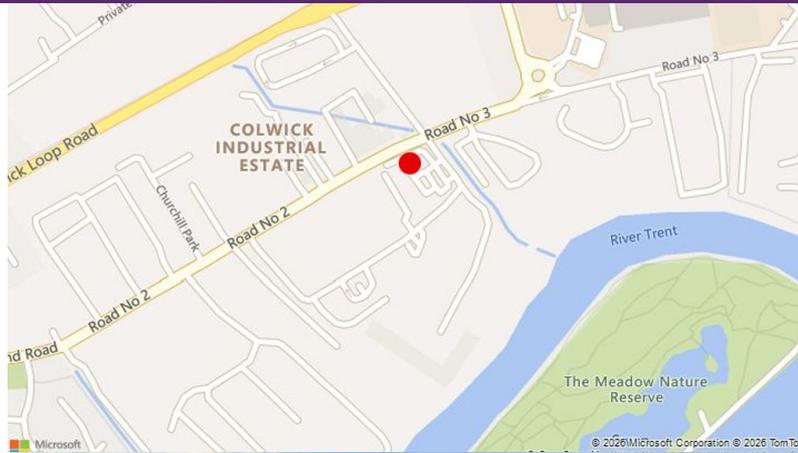
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

On application.

EPC Rating

EPC Available upon request



Terms

The premises are immediately available by way of a new full repairing and insuring lease on terms to be agreed. The unit quoting rent varies from £18,800 - £39,200 per annum, depending on size.

Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

Brodie Faint
T: 0115 896 6611
M: 07516 770513
E: brodie@cpp.uk

Jemmima Guy-Clark
T: 0115 896 6611
M: 07986 132 559
E: Jemmima@cpp.uk

February 2026



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.