



*Image has been edited

Warehouse Unit in Popular Commercial Location

11,051 Sq Ft (1,026.64 Sq M)

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

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11,051 Sq Ft (1,026.64 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 unit is comprised of steel portal frame with brick elevations beneath a pitched roof. The unit benefits from warehouse lighting, EC's, level access loading and a mezzanine. The space is suitable for a variety of uses with clear span warehouse and office accommodation. Externally, the unit benefits from allocated car parking.

Key Specification Includes:

- Roller shutter door
- Internal eaves height 4.95m
- Warehouse lighting
- 3 phase power
- Welfare/amenity provision
- Mezzanine

Accommodation

DESCRIPTION	SQ FT	SQ M
Unit 3	11,051	1,026.64
TOTAL	11,051 SQ FT	1,026.64 SQ M

Terms

The premises are immediately available by way of a new full repairing and insuring lease on terms to be agreed.

VAT

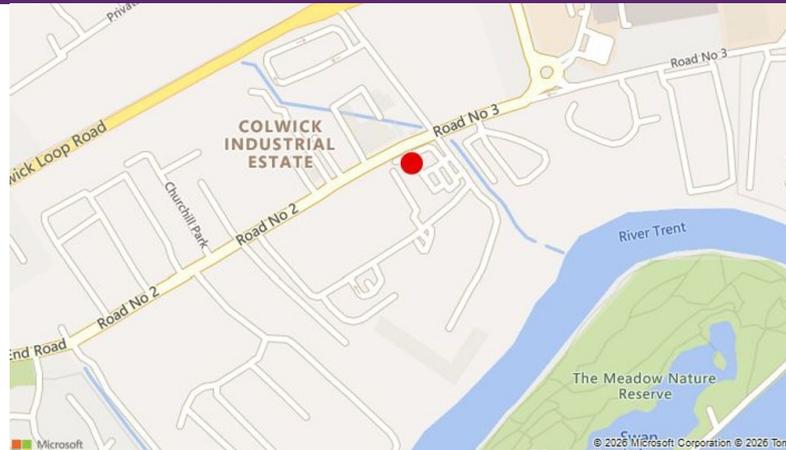
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

On application.

EPC Rating

EPC Available upon request



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

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