



Modern Office Space in Popular Location 1,752 Sq Ft (162.76 Sq M)

- Available Now - Flexible Lease Terms Considered
- Allocated Parking
- 4 Miles to Nottingham City Centre

Modern Office Space in Popular Location

1,752 Sq Ft (162.76 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 property comprises a contemporary, open plan first floor office suite within a two storey building. It is constructed of brick with a flat roof, and access to the suite is provided via a separate staircase entrance. The property also benefits from allocated parking.

Property Key Features:

- Electric heating
- LED lighting
- Carpet tiles
- Perimeter trunking
- Meeting room
- Double glazed windows
- Kitchenette / WCs facilities

*The images have been edited

Terms

The premises are immediately available by way of a new full repairing and insuring lease at an initial rent of £16,000 per annum

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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