



Small Commercial Unit in Popular Location 4,900 Sq Ft (455.21 Sq M)

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

Small Commercial Unit in Popular Location

4,900 Sq Ft (455.21 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 4d	4,900	455.21
TOTAL	4,900 SQ FT	455.21 SQ M

Terms

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

VAT

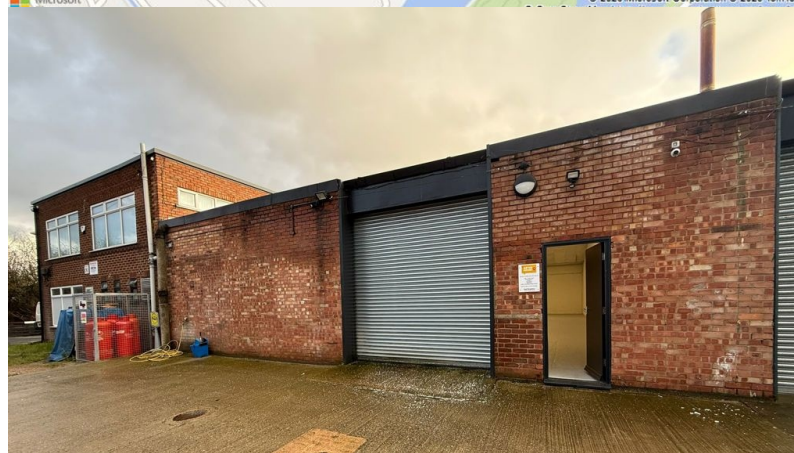
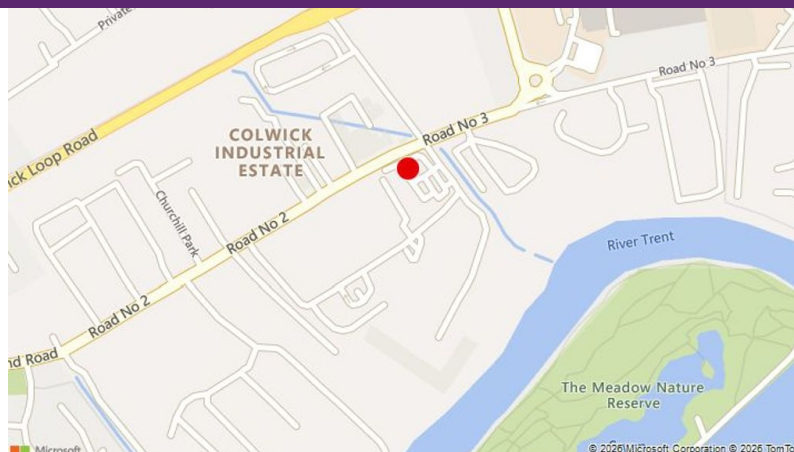
All figures are quoted exclusive of VAT at the prevailing rate.

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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