COMMERCIAL PROPERTY PARTNERS

To Let
Unit 4 - Sabre Park , Private Road 4
Colwick Industrial Estate
Nottingham
NG4 2JT



Modern High-Bay Warehouse

50,741 Sq Ft (4,713.84 Sq M)

- 24/7 Secure Site
- Large Covered Loading Canopy
- 10m Eaves
- Established Industrial Location

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50,741 Sq Ft (4,713.84 Sq M)

Location
Sabre Park is situated on Private Road No 4 within the established Colwick Industrial Estate, located on the eastern fringes of Greater Nottingham and approximately 4 miles from the city centre. The estate lies adjacent to the A612 - a main arterial route
linking the city centre to the east of the county. Travelling eastbound, the A612 provides access to the recently duelled A46 and the A52 which in turn provides links to the A1(M) and M1 trunk roads.

Description
Unit 4 Sabre Park is a modern high bay warehouse of steel portal frame construction. The comprises steel profile cladding to the side elevations from floor to eaves and a pitched profile clad roof with 10% translucent panels.

Internally the unit offers clear span space with concrete flooring, warehouse lighting and dual electric level access loading doors. The unit benefits from a generous covered loading / external storage area in addition to onsite parking. WCs are provided via an amenity block to the front of the unit.

Sabre Park comprises a range of purpose built modern industrial units situated within a self-contained secure site. Access to and from the site is controlled via a centrally situated gatehouse.

Accommodation

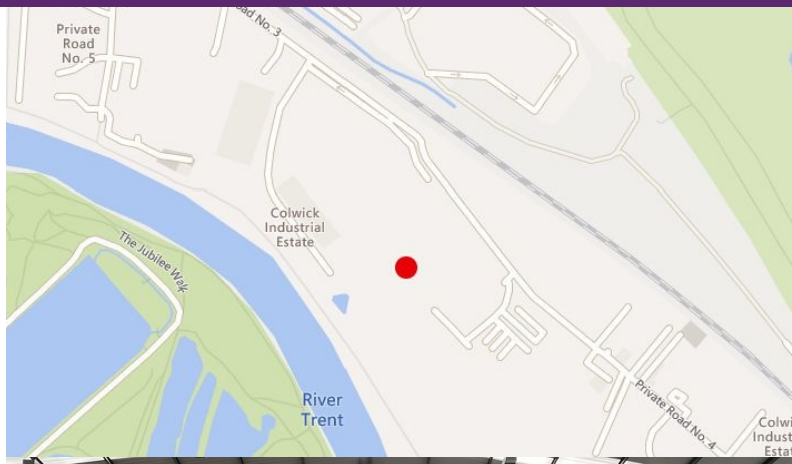
DESCRIPTION	SQ FT	SQ M
Warehouse	44,972	4,177.9
Loading Canopy	5,769	535.94
TOTAL	**50,741 SQ FT**	**4,713.84 SQ M**

Terms
The premises are immediately by way of an assignment of the current lease expiring May 2027 or a sub-letting of the whole. Consideration will be given to a surrender and grant 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
RV: £209,000 (1 April 2026)

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

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

Sean Bremner
T: 0115 8966611
M: 07541 505980
E: sean@cpp.uk

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COMMERCIAL PROPERTY PARTNERS
0115 896 6611
www.cppartners.co.uk

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