

# Colwick Gateway

Nottingham NG4 2JS

2.18 acre prime roadside plot with detailed consent for builders merchant.

For sale

Sainsburys

MKM Building  
Supplier

A612

Colwick Loop Road

Jewson

A development by:

Chancerygate 

Site outline for illustrative purposes only

Planning permission approved



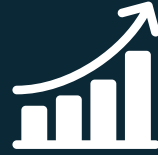
# Colwick Gateway

## A prime trade and industrial Location

Colwick Gateway is in a well-established industrial location in Nottingham with a prominent roadside position. There are a wealth of retail and industrial occupiers surrounding the site, and it has a 173m frontage to the A612 Colwick Loop Road.

A new Sainsbury's foodstore and MKM Builders Merchant are now trading adjacent to the site. Other notable occupiers in the area include Jewsons, CEF, Biffa Waste Services, PureGym and Morrisons.

Nottingham's economy is one of the fastest growing of any UK city with a year-on-year economic growth figure of 2.5%\*. Over 323,000 people currently live in Nottingham City Centre with over 806,000 in the current metro area population\*\*.



One of England's  
fastest growing  
economies



Nottingham has  
an employment rate  
of 75%



90% of Britain's  
population can be reached  
within a 4-hour drive



15 miles  
(32 mins) from East  
Midlands airport



Employment in the logistics  
sector is forecast to  
experience growth



115 miles  
(2 hours 20 mins) from  
Liverpool Port

## Local occupiers



Sainsbury's



Biffa



JEWSON



\*Nottingham City Council. \*\*World population review.

# Planning Use

Sui Generis

## Terms


Available on a freehold basis

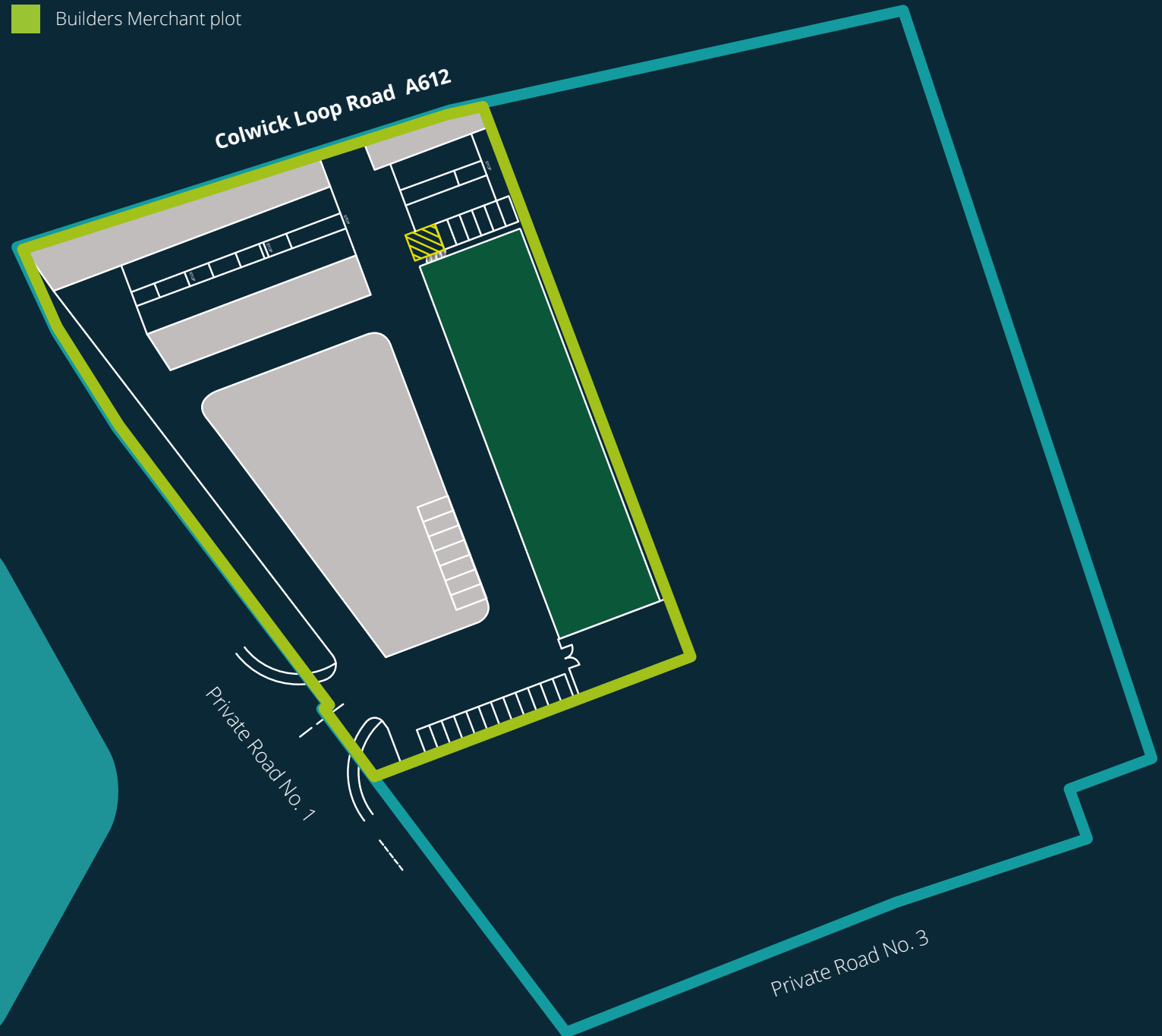
## VAT

VAT is applicable on the sale price

## Legal Costs

Each party to bare their own legal costs in this transaction

 Builders Merchant plot



4.4 miles east of central Nottingham

Adjacent to new Sainsbury's development

The Colwick Loop road (A612) is the principle dual carriageway in east Nottingham providing direct access to the city centre.

The site is located approx. 8.7 miles from junction 26 of the M1 (northbound access) and 12.8 miles from junction 24 of the M1 (southbound access).

0.25 west of Victoria Retail

# Colwick Gateway



colwickgateway.co.uk

## Travel Distances

### Road:

M1 (J25)	11 miles
Nottingham City Centre	4.4 miles
Derby	20 miles
Leicester	30.3 miles
Birmingham	53.4 miles
Coventry	54.1 miles

### Rail:

Netherfield Railway Station	0.3 miles
Nottingham Railway Station	3.3 miles

### Airport:

East Midlands Airport	15.6 miles
Birmingham Airport	50.4 miles

Private Road No. 3, Colwick  
Nottingham NG4 2JS

/// owner.estate.wiping

More information available  
through the joint marketing agents:



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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. July 24.

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