

EAST-LINK TRADE CENTRE – MULTI-USE UNIT

**Unit 2 East Link Trade Centre, Private Road No 2,
Colwick Nottingham**

SAT NAV REF:

NG4 2JR



- Established Industrial & Warehouse Location 3 Miles East of Nottingham City Centre
- Front Unit 2 Trade Counter/Offices/multi-use space – 80 sq m (861 sq ft) – plus 6 parking spaces
- Rates free for qualifying occupiers
- New Internal Repairing & Insuring Lease
- **RENT - £700 pcm . No VAT.**

TEL: **0115 986 3555**



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- L. All prices, rentals and service charges are quoted exclusive of VAT and interested parties are asked to take independent advice.

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LOCATION

The premises are prominently located fronting Private Road No 2 on the established Colwick Industrial Estate, close to the junction with Private Road No 1 and the Colwick Loop Road. The premises are adjacent to a range of complimentary warehouse and industrial occupiers. Tile Tech Fireplaces, Cross Fit and Boards Direct are adjacent. A & M Nottingham Garage are to the rear.

DESCRIPTION

The premises the front unit of some 10 units part of The East Link Trade Centre. The unit is situated on a regular shaped site with a secure gated yard area of approximately 0.4 Hectares (1 Acre) to rear.

Unit 2 offers a flexible range of office, trade counter and storage accommodation fronting Private Road, with the benefit of part UPVC double glazed window units and double doors to front elevation. There is a roller shutter at the rear for storage. There is a toilet and small kitchen unit and partitioned carpeted office and reception with part LED strip lights.

Forecourt parking with 6 tandem spaces.

ACCOMMODATION

Front Unit 2

Ground Floor – 80 sq m (861 sq ft)

Parking - Forecourt parking with 6 tandem spaces.

RENTAL

Unit 2 - £700 pcm

Rental monthly in advance by Standing Order

RENT BOND

3 month rent bond on terms to be agreed.

LEASE TERMS

The unit is available on new internal repairing and insuring contracted out lease plus service charges. Alternatively shorter-term License arrangements will be considered.

RATING ASSESSMENTS

Unit 2 Rateable Value (2023) £3,050

Interested parties should make their own enquiries with the Local Rating Authority or Valuation Office Agency. Qualifying occupiers should be able to obtain 100% Small Business Rate Relief given it is under the £12,000 threshold.

PLANNING

The premises have historically been used for several commercial and trade counter uses and could suit a range of commercial uses.

Interested parties are asked to make contact with the Planning Department, Gedling Borough Council on 0115 9013724 if they have any queries regarding their specific use.

VAT

It is not the landlords' intention to charge VAT on the rental, service charge and buildings insurance. The position regarding VAT is reserved at all times.

SERVICE CHARGE

There is a service charge in respect of the maintenance and upkeep of communal areas, being calculated as a fair and reasonable proportion.

PRIVATE ROAD ESTATE CHARGE

Each occupant to be responsible for a contribution to the Private Road Estate charge being a fair and reasonable proportion.

BUILDINGS INSURANCE

The tenants will pay a fair proportion of the building's insurance premium, payable annually in advance.

LEGAL FEES

In respect of a short-term Licence the Licensee is to be responsible for £300 + VAT in respect of the preparation of the Licence documentation. In respect of longer leases the tenants to be responsible for £600 + VAT in respect of the contribution towards the landlords' legal costs.

ENERGY PERFORMANCE CERTIFICATE

The premises are assessed as **C67** expiring **July 2033**. Copies of the EPC and Recommendations Report available upon request.

MONEY LAUNDERING POLICY

In accordance with Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful tenant.

VIEWING

Strictly by appointment through the sole agents:
New West, 17 The Triangle, NG2 Business Park, Nottingham, NG2 1AE. Telephone (0115) 986 3555 or Philip Westin-Hardy 07771 754384
Email: philip@newwest.co.uk

PNW/1759/5.25



Energy performance certificate (EPC)

Unit 2 East Link Trade Estate Road No 2 COLWICK NG4 2JR	Energy rating C	Valid until: 4 July 2033
		Certificate number: 7945-4482-8991-2994-1532

Property type

Offices and Workshop Businesses

Total floor area

81 square metres

Rules on letting this property

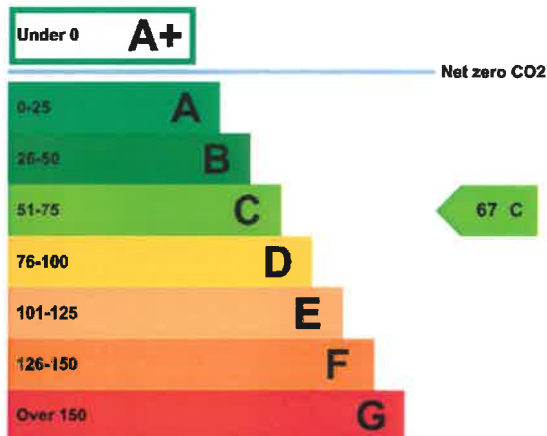
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

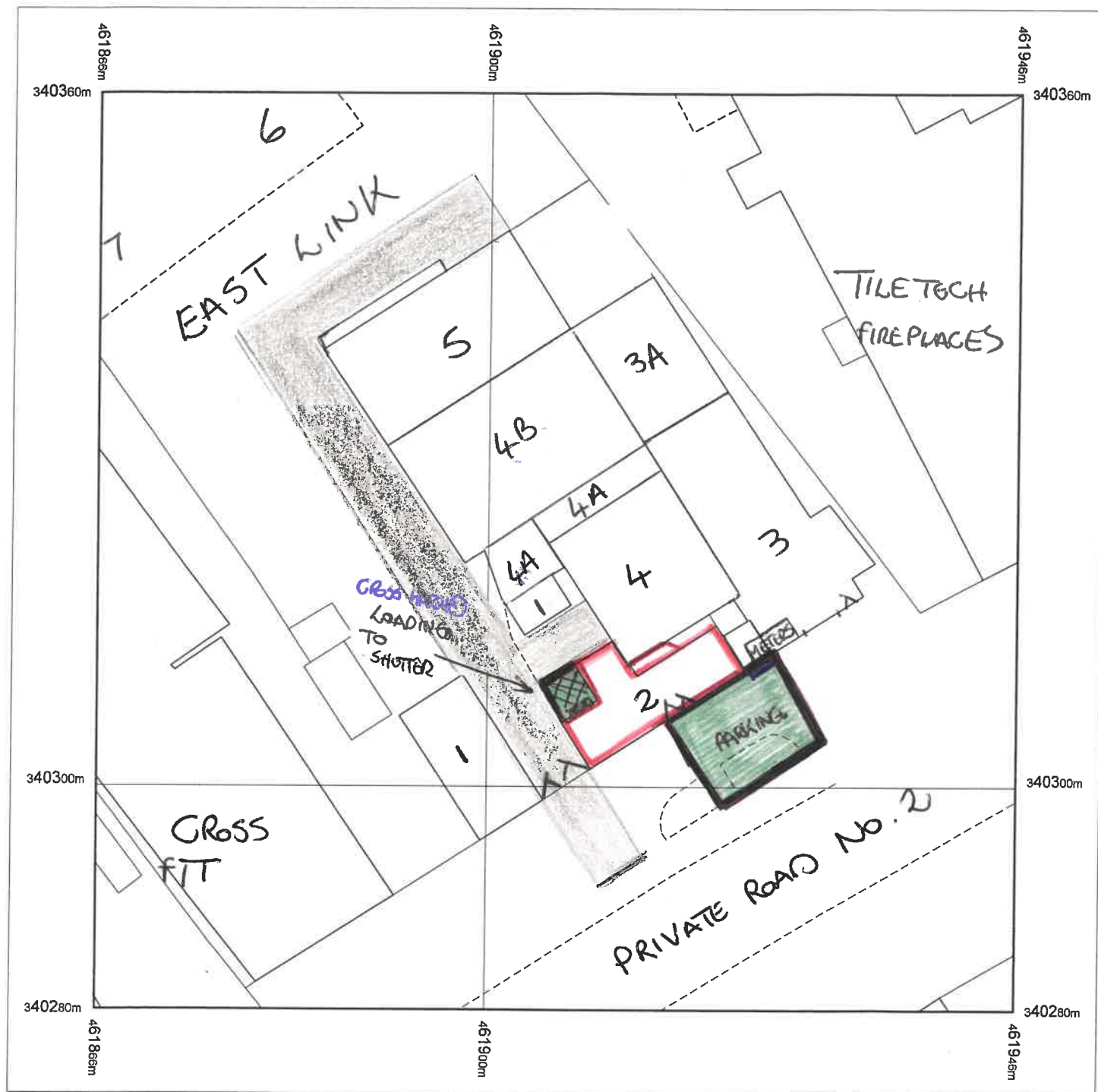
Properties similar to this one could have ratings:

If newly built

2 A

If typical of the existing stock

9 A



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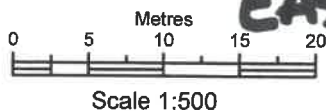
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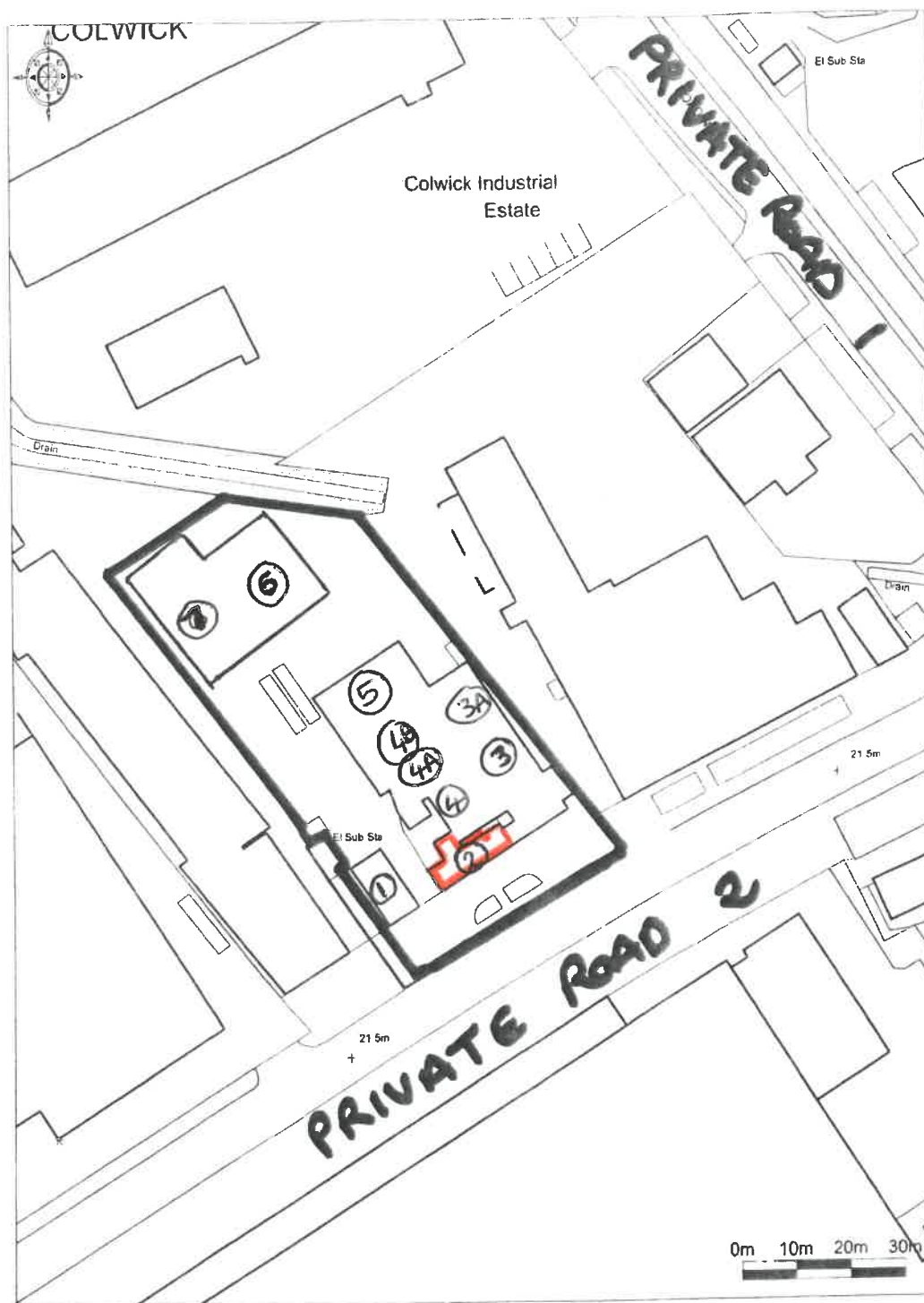
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Centre coordinates: 461906 340320.5

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**UNIT 2
EAST LINK TRADE
CENTRE
CONWICK.**



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