

New industrial/warehouse units built to a high specification in an established location – contractors now on site

260m² - 1,804m²
(2,800ft² - 19,418ft²)

- Demolition has taken place and build commenced 15 June 2026
- High quality units built with lighting, WC, kitchen and office facilities
- Positioned on Private Road No. 2 on popular industrial estate with great road frontage
- Other size options potentially available
- Available Q1 2027



TO LET



Location



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Location

The site is located just off Private No.2 on Colwick Industrial Estate just off the A612 Colwick Loop Road. The property provides easy access from the A52 and A46 and is positioned 4 miles west of Nottingham City Centre in close proximity to Nottingham's main two routes. The site is situated nearby Sainsbury's, MKM Builders Merchants, Ken Wilkins Print Limited and Hillarys and benefits from nearby transport links such as Netherfield train station, local bus routes and Nottingham's Park & Ride.

Description

The former Park House has now been demolished and the main contractors are on site 15 June 2026. Park House will comprise of high quality industrial unit to be built speculatively and will have the following general specification:

- Steel portal frame construction
- 6 metre eaves
- 3 Phase electricity
- Large electric roller shutter doors
- Personnel doors
- WC's and office facilities
- Tarmac yard/car park
- Good circulation





Floor Areas

We understand the floor area of the unit to be:

1,804m² (19,418ft²)

There is the potential to meet other size requirements.

(This information is for guidance purposes only)

Rent

We are quoting a rent of:

£12 per sq ft per annum

Service Charge

A service charge will be levied upon the ingoing occupiers for contribution towards the upkeep and maintenance of the common parts of the estate.

Guide figures can be provided by the agents on request.

Business Rates

Business rates will be assessed upon practical completion of the build. Guide figures are available from the agent.

VAT

VAT applies to rent and other payments due under the lease.



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Cleared/demolished site





Location

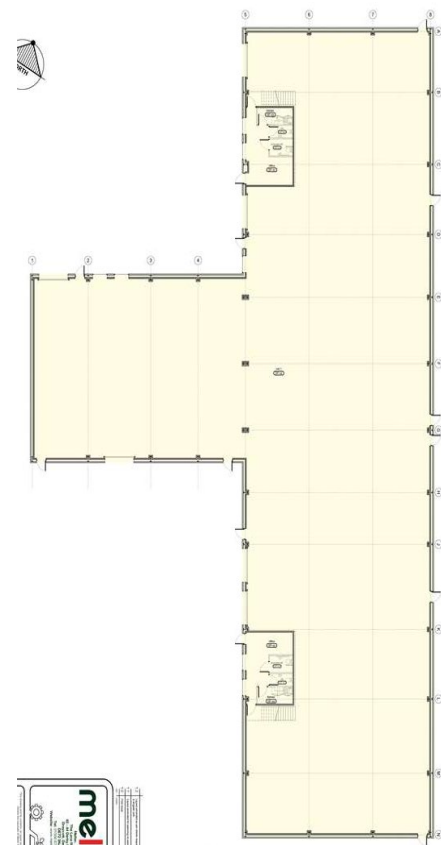


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Proposed Site & Floor Plan





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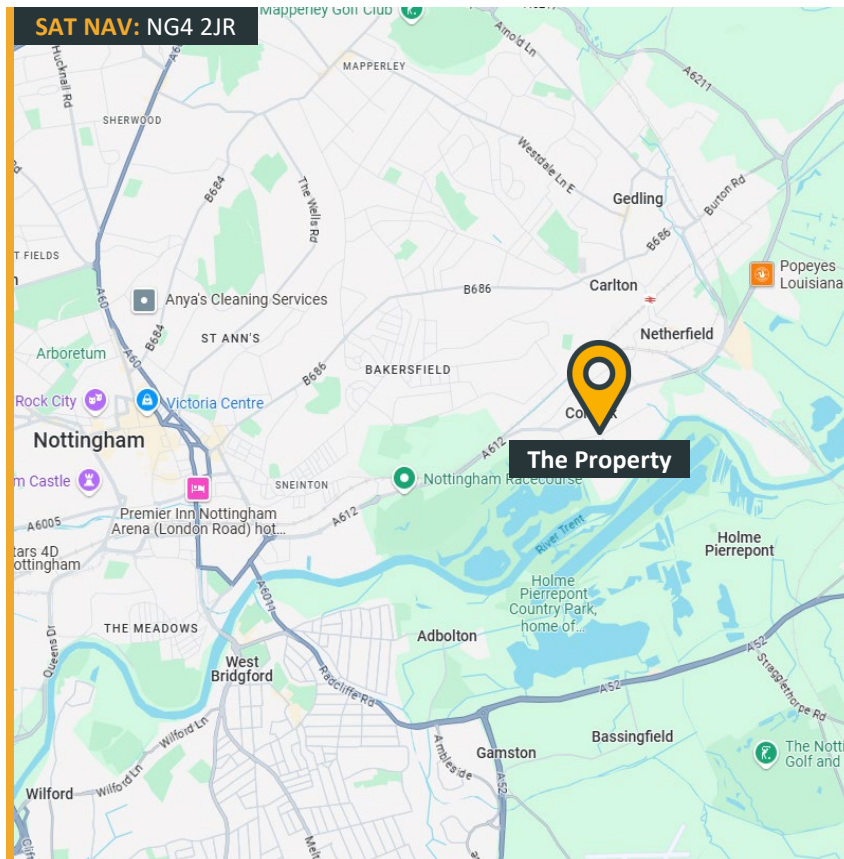
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Use Class

The units will benefit from Use Class B1, B2, B8 and E.

(This information is for guidance purposes only)

VAT

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Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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15/06/2026

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.