

Clear span warehouse space positioned within popular industrial estate

1,027m²
(11,051ft²)

- Clear span space with 5 metre minimum eaves height
- Within close proximity to Nottingham City Centre
- Securely fenced and gated site with a shared yard/parking area
- Situated within a popular industrial location benefiting from nearby occupiers including MKM Group, Hunter Douglas, Parcel Hub, amongst others
- Immediately available with flexible terms



TO LET



Location



Gallery



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Location



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Location

The property is positioned on Private Road No.2 on the well-established Colwick Industrial Estate which is located within easy access from the A52 and A46. The property sits 4 miles west of Nottingham City Centre and houses a variety of occupiers including both national and regional such as Screwfix, Halfords, MKM Building Solutions, amongst others.

Colwick Industrial Estate benefits from nearby transport links such as Netherfield Train Station, local bus routes, as well as a Park and Ride leading into Nottingham City Centre.

Description

The property comprises a mid-terrace industrial unit of steel portal frame construction with brick block elevations pitched under a cladded roof and benefits from the following specification:

- Level loading access door to the front elevation
- Shared forecourt/car parking area
- Small mezzanine area
- High bay lighting
- Kitchen and WC facilities
- Personnel door
- Clear span warehouse space throughout





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Floor Areas

The property provides the following approximate Gross Internal Area (GIA):

1,029m² (11,076ft²)

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own measurements)

Business Rates

From the Valuation Office Agency (VOA) website, we understand the following:

Rating Authority: Gelding Borough Council

Rateable Value: £47,250 per annum

(This information is given for guidance purposes only and interested parties are advised to make their own enquiries to Gedling Borough Council.)

EPC

The property has an EPC rating of **C-68**.

Service Charge

A service charge will be levied to cover the upkeep and maintenance of the estate areas. Please contact the agent for further information.



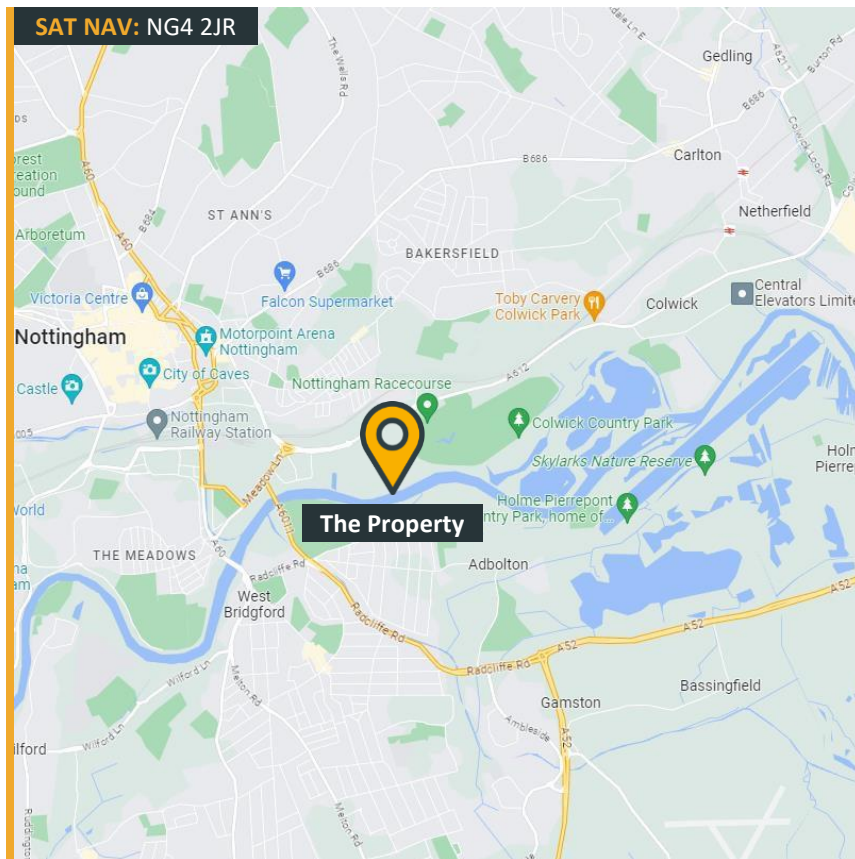
Location



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Lease Terms

The property is available on a new lease via negotiations at a rental of:

£77,500 per annum exclusive
(Seventy-seven thousand five hundred pounds)

VAT

VAT is applicable to the rent, service charge and all other payments due under the lease.

Further Information

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

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