



TO LET

PROFILE BUILDING

**PRIVATE ROAD NO.7, COLWICK
INDUSTRIAL ESTATE, COLWICK,
NOTTINGHAM NG4 2JW**

591 - 1,253 sqm
(6,631 - 13,487 sq ft)

To be refurbished industrial / warehouse in
an established location

- Highly sought after location
- To be fully refurbished to a high standard
- Full height, automatic roller shutter doors
- Level access loading
- 6m eaves height
- Front & rear yard / parking area



NG Chartered Surveyors

Roseway House | Unit 8 | Wheatcroft Business Park | Landmere Lane | Edwalton | Nottingham | NG12 4DG



LOCATION

Located just off the A612 Colwick Loop Road, the Profile Building is situated in a highly sought after established commercial location, benefitting from easy access to Nottingham city centre, western suburbs and major arterial routes.

DESCRIPTION

The property comprises an industrial/warehouse unit of steel portal frame construction which is currently subdivided into two units which is to be refurbished to a high standard to provide the following specification.

- Two storey ancillary / offices with welfare facilities
- Clear span warehousing space
- Full height, automatic roller shutter doors
- 6m eaves height
- Front & rear yard / parking area
- Rear turning area for HGV's

ACCOMMODATION

Measured on a Gross Internal Basis, we calculate the floor areas to be:

	SQ M	SQ FT
Front unit	591	6,361
Rear unit	662	7,126
TOTAL GIA	1,253	13,487

Measurements are approximate and NG cannot guarantee their accuracy. Interested parties are to rely on their own due diligence.

SERVICES

We understand the unit has the benefit of a gas, water and three phase electricity connection, but we can provide no warranty with regard to the capacity or connectivity.

EPC

We understand the property has an EPC rating of 87 falling within Band D.

BUSINESS RATES

Charging Authority: Gedling Borough Council
 Description: Workshop & premises
 Rateable Value: £63,000
 Period: 2023/24

RENT

The property is available on a leasehold basis either as a whole or as two individual units. The quoting rents are as follows:

Front Unit: **£44,500 per annum exclusive**
 Rear Unit: **£50,000 per annum exclusive**
 Whole Building: **£94,500 per annum exclusive**

SERVICE CHARGE

There will be a nominal estate service charge.

VAT

VAT will be applicable to both the rent and service charge due.

LEGAL COSTS

Each party are to bear their own legal costs incurred in any transaction.

