



# UNIT 1, MORRIS COURT

PRIVATE ROAD NO. 3, COLWICK  
INDUSTRIAL ESTATE, COLWICK,  
NOTTINGHAM NG4 2JN

**739.95 sq m** (7,965 sq ft)

Light industrial unit within a secure compound

- Secure shared yard
- Heated warehouse
- 5m eaves height
- Electric roller shutter door
- Dedicated car parking
- Mezzanine

**TO LET**



NG Chartered Surveyors  
Unit 8 Wheatcroft Business Park | Landmere Lane | Edwalton | Nottingham | NG12 4DG





## LOCATION

The property is situated approximately 3 miles to the east of Nottingham City Centre on the Colwick Industrial Estate. The estate offers a variety of industrial and office premises and Unit 1 is situated to the east of the estate, with the River Trent to the rear of the site.

## DESCRIPTION

The property comprises an end-terraced industrial unit of steel portal framed construction with a minimum working height of 5m (16 ft 4"). The warehouse is clad with insulated profile steel sheeting to the elevations and roof which incorporates translucent skylight panels.

The unit benefits from an electric roller shutter door and a fully heated warehouse. There is three phase power and gas heating throughout the warehouse.

## ACCOMMODATION

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

	SQ M	SQ FT
Warehouse	420.19	4,523
Ground Floor Office	159.88	1,721
First Floor Office	159.88	1,721
Mezzanine	45.89	494
<b>TOTAL GIA</b>	<b>739.95</b>	<b>7,965</b>

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

## SERVICES

All mains services, including three phase electricity, are evident within the property, but we can provide no warranty with regard to the capacity or connectivity.

## TOWN & COUNTRY PLANNING

Gedling Borough Council Planning Department confirm the property has consent for uses falling within Classes B1 (Light Industrial), B2 (Industrial) and B8 (Storage & Distribution) of the Town & Country Planning (Use Classes) Order 1987.

## BUSINESS RATES

Charging Authority: Gedling Borough Council  
 Description: Workshop & Premises  
 Value: £26,500  
 Period: 2023/24

## TENURE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

## RENT

**£59,750 per annum exclusive.**

## VAT

VAT will be levied in addition to the rent at the prevailing rate.

## SERVICE CHARGE

A service charge will be levied to cover the upkeep and maintenance of the estate and common areas. Please contact the agents for additional details.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the transaction.



**SUBJECT TO CONTRACT**

Viewing: By prior appointment with the sole agents.

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PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability or service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph/s depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photograph. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof.