

# UNIT 31, COLWICK BUSINESS PARK

PRIVATE ROAD NO. 2, COLWICK, NOTTINGHAM NG4 2JR

Brand new high calibre warehouse unit

**259 sq m (2,789 sq ft)**

## TO LET

- Preliminary announcement
- 6m eaves height
- Car parking bay
- Fully landscaped environment
- Reservations now being taken
- Suitable for B1, B2 and B8 use
- Electric car charging points



CGI image

**AVAILABLE SPRING 2022**



CGI image



CGI image



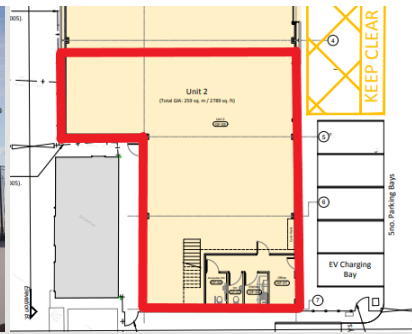
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**0115 958 8599**

NG Chartered Surveyors

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



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## LOCATION

The property is located on the established Colwick Industrial Estate, in close proximity to Nottingham City Centre. The Estate is situated adjacent to Colwick Loop Road, one of Nottingham's main arterial routes.

The property has immediate access to Private Road No. 2, which comprises a principal thoroughfare through Colwick Industrial Estate.

## DESCRIPTION

The subject property is one of two brand new industrial units within the established Colwick Business Park.

Reservations are now being taken and the units will feature and benefit from the following specification:

- 6m clear eaves height
- 10kN/ m<sup>2</sup> floor loading
- Steel portal frame construction
- Electric car charging points
- Electric loading doors
- Offices and WC's
- Secure Business Park
- Landscaped environment

## ACCOMMODATION

**Gross Internal Area: 259 sq m (2,788 sq ft)**

Measurement of the building will be verified upon Practical Completion and the above size is for guidance purposes only.

## SERVICES

The unit will benefit from all mains services, however these will be capped off.

## TARGET EPC

The target EPC Band is 'B'.

## TOWN & COUNTRY PLANNING

The unit benefits from B1, B2 and B8 planning permission.

## BUSINESS RATES

Please contact the sole marketing agents for advice on the likely Rateable Value.

## TENURE

The lease will be for a minimum 3 year period. Interested parties are advised to contact the sole marketing agents to discuss their specific leasing requirements.

## RENT

**£25,000 per annum.**

Rent will be payable quarterly in advance on the usual Quarter Days by Bankers Standing Order.

## SERVICE CHARGE

A nominal service charge will be levied in respect of the upkeep and maintenance of the common external areas. Please contact the sole marketing agents for further details.

## VAT

VAT is applicable to the rent and service charge at the prevailing rate.

## RESERVATION FEE

Any party wishing to secure the unit will be required to pay £1,000 as a non-refundable reservation fee.

### SUBJECT TO CONTRACT

Viewing by prior appointment only

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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 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 photographs. 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.