

Attractive Office Suite with Parking

12.27 sq m (132 sq ft)

Suite 3, Ash House, Private Road No. 8, Colwick Ind. Estate, Colwick, Nottm, NG4 2JX

To Let



- Fully refurbished
- On-site parking
- Rent inclusive of business rates, utilities & service charge
- Convenient location



Attractive Office Suite with Parking

Suite 3, Ash House, Private Road No. 8, Colwick Industrial Estate, Colwick, Nottingham, NG4 2JX

Location

Ash House is located on Private Road No. 8, part of the popular Colwick Industrial Estate to the east of Nottingham city centre. The wider Colwick area is home to a variety of manufacturing, storage and office based businesses.

The location allows easy access to both the city centre and the surrounding towns of Netherfield, Carlton, Burton Joyce, Southwell, Bingham and beyond.

The Property

Ash House is a great place to start a business. The short lease options ensure no expensive leases need to be signed.

Ash House offers well proportioned ground and first floor office accommodation that is ideal for start-up or small businesses.

The offices feature suspended ceilings with sensored Category 7 lighting, perimeter trunking with data cabling and fully carpeted. The suites also benefit from a shared kitchen, secure lobby area, gas central heating and WC facilities.

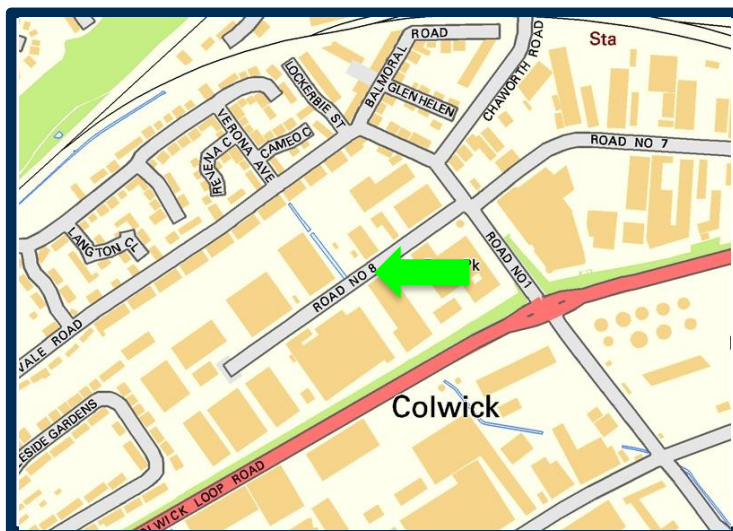
On-site parking is provided to the front of the property.

Accommodation

Suite 3 is located on the ground floor.

Measured on a net internal basis, in accordance with the RICS Code of Measuring Practice, the suite has the following approximate area:-

12.27 sq m (132 sq ft)



EPC

The premises have an EPC rating of 119 falling within Band E.

Rent

The rent will be **£2,400 per annum (£200 per calendar month)**.

The rent is inclusive of utilities, common area cleaning and landlords legal costs. Telephone and internet charges are billed separately.

Terms

The suite is available on new internal repairing and insuring lease drafted outside of the security of tenure provisions of the Landlord & Tenant Act 1954 for periods of 2 or 3 years.

Business Rates

The individual suites are separately assessed for rating purposes and the tenants billed accordingly.

It is highly likely that all rateable values will be below £12,000 and on the basis it is their sole place of business, occupiers should qualify for 100% Business Rates Relief.

Deposit

A deposit of £500 is to be lodged with the landlords for the duration of the lease term.

Viewing

Strictly by prior appointment
with the sole agents.

Richard Sutton

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SUBJECT TO CONTRACT

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