

## Attractive Office Suite with Parking

**10.69 sq m** (115 sq ft)

Suite 6, 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 6, 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 underwent full refurbishment in 2014 and 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

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

Suite 6: 10.69 sq m (115 sq ft)

### Rent

Payable monthly in advance plus VAT as follows:-

Suite 3: £2,750 per annum - £230 pcm

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

### Terms

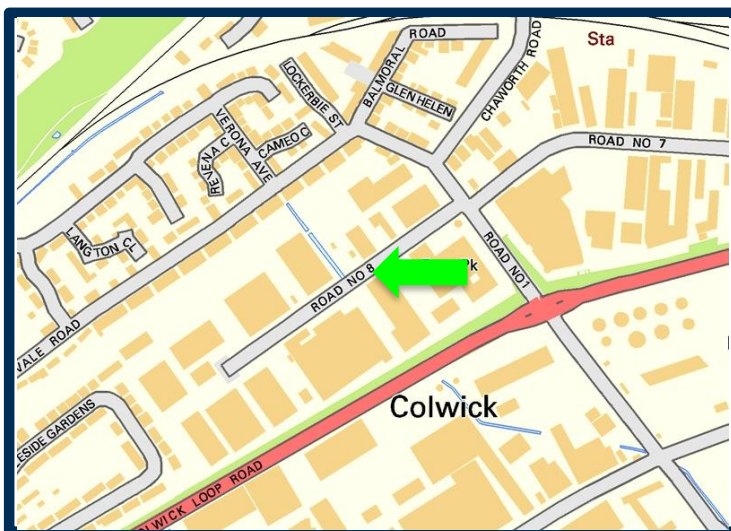
The suite is available on new internal repairing and insuring lease drafted outside of the security of tenure provisions of the Landlord & Tenant Act 1954 for periods of 2 or 3 years.

### Deposit

A deposit of £275 plus VAT is to be lodged with the landlords for the duration of the term.

### Business Rates

The individual suites are to be 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 the sole place of business, occupiers should qualify for 100% Business Rates Relief.



### Viewing

Strictly by prior appointment  
with the sole agents.

**Richard Sutton**

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**Charlotte Steggle**

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**SUBJECT TO CONTRACT**

Ref: RGS/RKB/7295 06.12.18

# Energy Performance Certificate

Non-Domestic Building



## OFFICES

A S Hardware Ltd  
Ash House, Private Road 8  
Colwick Industrial Estate  
NOTTINGHAM  
NG4 2JX

## Certificate Reference Number:

0792-9896-3830-0200-6713

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient



.....Net zero CO<sub>2</sub> emissions

**A**<sub>0-25</sub>

**B**<sub>26-50</sub>

**C**<sub>51-75</sub>

**D**<sub>76-100</sub>

**E**<sub>101-125</sub>

◀ **119**

This is how energy efficient the building is.

**F**<sub>126-150</sub>

**G**<sub>Over 150</sub>

Less energy efficient

## Technical Information

Main heating fuel: Grid Supplied Electricity  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 320  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 75.43

## Benchmarks

Buildings similar to this one could have ratings as follows:

**33**

If newly built

**89**

If typical of the existing stock

## Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.