



**First Floor Offices, Private Road No 2, Colwick Industrial Estate, Nottingham
NG4 2JR**

Office Accommodation

- ▶ **NIA: 1,635 sq ft (151.71 sq m)**
- ▶ **Recently refurbished offices with modern specification**
- ▶ **Car parking for up to 10 vehicles**
- ▶ **Self-contained entrance to the first floor**

For enquiries and viewings please contact:



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Location

The property is located on Private Road No 2 within the well-established Colwick Industrial Estate. The Colwick Industrial Estate lies immediately adjacent the A612 (Colwick Loop Road) and is situated approximately 4 miles to the east of Nottingham City Centre. The A612 is one of the principal access routes from the east of the county to Nottingham City Centre. Travelling eastbound the A612 provides access to many arterial routes including the recently dualled A46. The property benefits from public transport links with bus stops located on Private Road No.2 which lead to Nottingham City Centre and the wider conurbations of Nottingham.

Other occupiers within Colwick Industrial Estate include; Ken Wilkins Print, City Electrical Factors, Hillarys Blinds, Park Logistics and Wastecycle. The Estate abuts the Victoria Retail Park with occupiers such as Morrisons, DW Sports Fitness, M&S and Lidl.

Description

The subject property comprises the first floor office accommodation constructed of brick elevations with a flat felt roof. The property is accessed via a dedicated entrance with an internal stairwell leading to the first floor. Internally the property benefits from the following specification:-

- New lighting throughout
- New carpets throughout
- Newly redecorated throughout
- Perimeter trunking
- Electric storage heaters
- Double glazing
- WC's
- Kitchenette

Externally the property offers car parking to the rear of the site for 10 vehicles.

Accommodation

	Sq M	Sq Ft
First Floor Offices	151.7	1,633
Total	151.7	1,633

Measurements are quoted on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice, 6th Edition.

Planning

We understand that the property has an existing consent under Class B1 (Offices) of the Town & Country Planning (Use Classes) Order 1987 and its subsequent amends.

Interested parties are advised to make their own enquiries of Gedling Borough Council on 0115 901 3901 in respect of the property's suitability for their intended use.

Tenure

New lease terms to be agreed between the parties.

Business Rates

The property forms part of a larger assessment and will need to be re-assessed upon occupation.

Rent

Upon application.

VAT

All sums quoted exclusive of VAT if applicable.

Legal Costs

Each party will bear their own legal costs incurred in the transaction.

EPC

Available from the agent upon request.

Viewings

By appointment with Innes England.

Date Produced: 19-Sep-2019



