
Former Sprays Transport | Private Road No.3
Colwick | Nottingham | NG4 2JN

Warehouse/Industrial unit situated on a large securely fenced and gated site

595m² (6,407ft²) on approximately 0.8 acres



- Secured fenced and gated site
- Clear span warehouse/workshops
- Large car park and yard space
- 5 full height roller shutter doors
- 3 HGV inspection pits



To Let



Location

The premises are situated on the Colwick Industrial Estate, approximately 2.5 miles east of Nottingham City Centre, with access via the A612 to J24 and J25 of the M1 motorway within 25 minutes.

The Property

The property sits on a 0.8 acre site and benefits from a secure palisade fencing and gated access.

Planning

The property has planning consent to be used in line with B2 (General Industrial) and B8 (Storage and Distribution).

(This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries of Nottingham City Council Planning Department)

Specification

Ideal for storage, distribution or potentially production purposes, the specification of the building in detail includes:-

Warehouse

- Lighting
- 5 Roller Shutter door access points
- 3 HGV inspection pits
- 4.8 metres eaves

Offices

- Single storey office accommodation
- Heating and lighting throughout
- Kitchen and WCs

Externally

- Gated access
 - Large site approximately 0.8 acres
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Accommodation

From measurements taken on site we calculate the following:-

Description	M ²	FT ²
Warehouse	487.77	5,250
Offices	107.47	1,156
Total GIA	595.24	6,407

(This information is given for guidance purposes only)

Business Rates

From investigations on the Valuation Office Agency (VOA) website we understand:-

Rateable Value: £28,500
Rates Payable: £14,000

(This information is given for guidance purposes only and interested parties are advised to make their own enquiries to the Local Authority/VOA.)

Rent

A new full repairing and insuring lease is available. The quoting rent is:-

**£40,000 per annum exclusive
(Forty thousand pounds)**

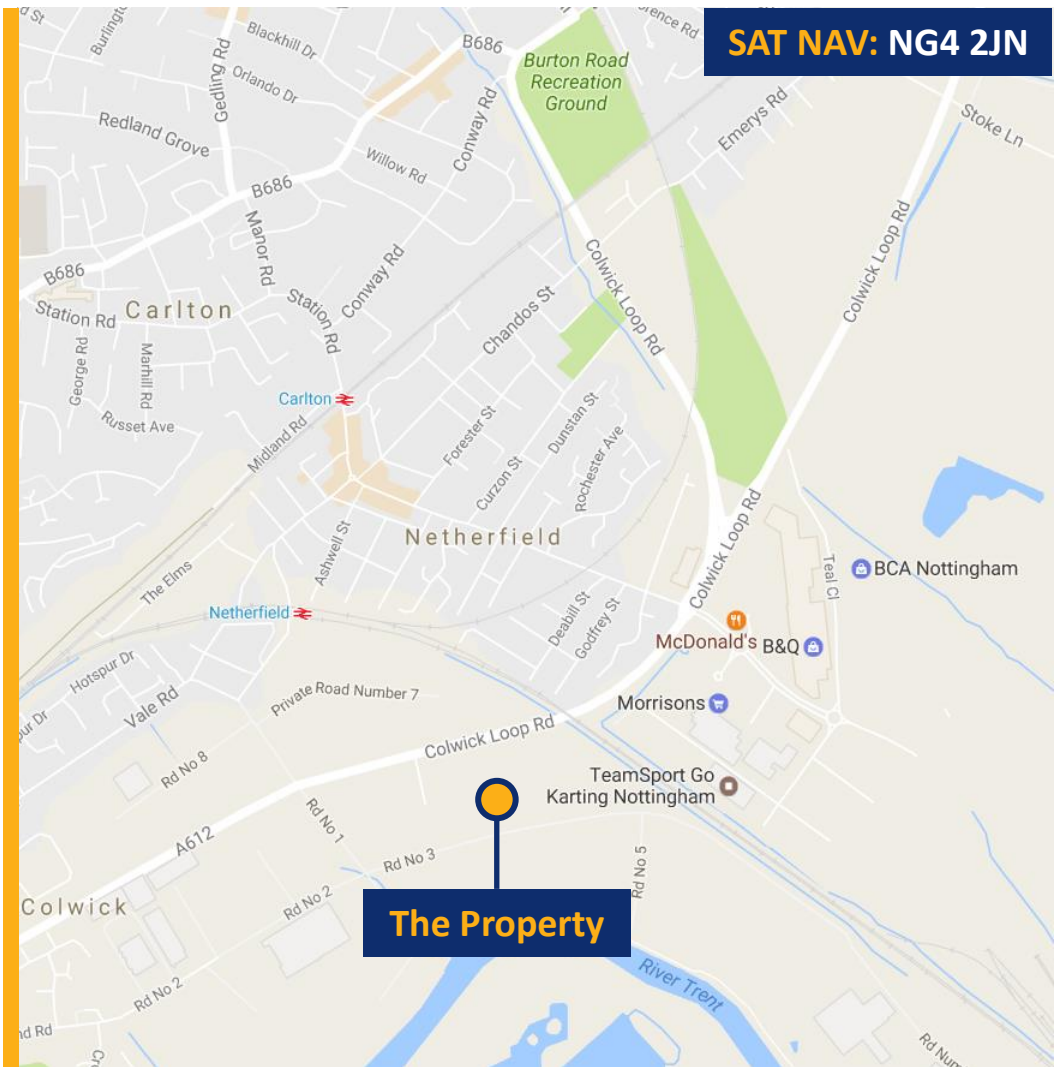
EPC

The EPC rating for the property is to be confirmed.

VAT

We understand that VAT will be payable upon rent due.

SAT NAV: NG4 2JN



The Property

For further information or to arrange to view please contact:

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