



Unit 37, Churchill Park, Colwick, Nottingham NG4 2HF

Office/Industrial Accommodation

- ▶ **NIA: 4,915 sq ft (456.57 sq m)**
- ▶ **Two storey office/industrial accommodation situated in an out of town Business Park**
- ▶ **Immediately adjacent to Colwick Loop Road/A612**
- ▶ **8 dedicated car parking spaces**

For enquiries and viewings please contact:



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Location

The property is located on the established Churchill Business Park in the heart of Colwick's commercial district. Approximately 2 miles east of Nottingham City Centre and accessed off Private Road No 2, this in turn links to the Colwick Loop Road (A612) which also provides excellent access to the east of Nottinghamshire. Churchill Park, together with the adjacent Colwick Business Park, are both desirable Business Parks in Nottingham and include designated office and industrial areas. Churchill Park is occupied by a mix of small to medium businesses including Ampton Electrical Services, IT Help UK and many other small to medium businesses.

Within Churchill Park, the subject property is situated just off the main access road into the business park.

Description

The property comprises of a two-storey self-contained office/industrial style building that has more recently been utilised for storage and distribution. The property has brick elevations, corrugated steel cladding to the first floor with powder coated aluminium framed double glazed windows. The unit comes equipped with an intruder alarm, strip lighting, storage heating (in part), WC's and an internal goods lift for the unit to be used for storage/light industrial use.

The ground and first floor are predominantly used as storage space but has been subdivided (in part) to create an office or meeting room on each floor plate towards the front, south east facing end of the unit. At ground floor level there is an entrance lobby, off which there is access to the ground floor office suite/reception area with a staircase and goods lift leading to the first floor towards the back of the unit.

Externally we are advised there are 8 off road car parking spaces.

Accommodation

	Sq M	Sq Ft
Ground Floor	228.3	2,457
First Floor	228.3	2,457
Total	456.6	4,915

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement Second Edition.

Planning

We understand that the property has planning permission under the former Use Class B1 & B8 or the current Class E of the Town & Country Planning (Use Classes) Order 1987 and its subsequent amends. The property may be suitable for alternative uses subject to the requisite consents. All parties are advised to confirm with Gedling Borough Council.

Tenure

The freehold of the property is for sale.

Alternatively the property is available on traditional lease terms to be agreed between the parties.

Business Rates

From the Valuation Office Agency (VOA) website we understand the property has the following rating assessment:

Rateable Value: £13,250

Indicative Rates Payable 2019/20: £6,505.75 per annum

Description: Business Unit & Premises

Some parties may benefit from small business rates relief dependent on their circumstance meaning they may be exempt from paying business rates in their entirety, however all parties are advised to make their own enquiries of the Valuation Office Agency (VOA).

Price/Rent

£350,000 for the freehold or £28,000 pa for a traditional lease.

Service Charge

We understand an estate service charge is applicable. Further details are available from the agent.

VAT

VAT is not applicable.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

EPC

The premises have an EPC assessment of D(90).

Viewings

Viewings are by appointment with sole agents Innes England.

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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