

## Attractive Office Suite with Parking

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

Suite 7, Ash House, Private Road No. 8, Colwick Ind. Estate, Colwick, Nottingham  
NG4 2JX

### To Let

Ideal Base  
For Business  
Start-ups



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



## Attractive Office Suite with Parking

**Suite 7, 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 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 7: 10.69 sq m (115 sq ft) Available from August 2016

### Rent

The rent will be £2,500 per annum plus VAT at the prevailing rate. Rent is payable monthly in advance.

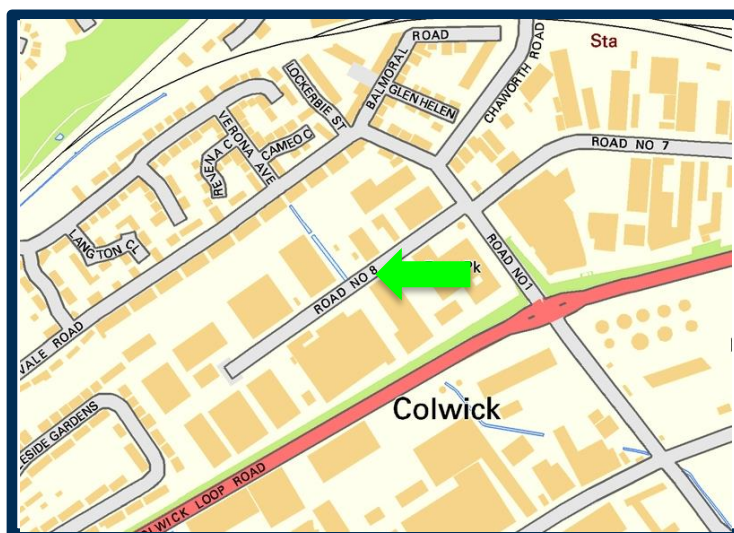
This equates to only £208.33 per calendar month or £48 per week.

The rent is inclusive of business rates, utilities, common area cleaning and landlords legal costs.

### Terms

The suite is available on a new internal repairing and insuring lease drafted outside of the Security of Tenure provisions of the Landlord & Tenant Act 1954 for periods of 6 months, 1, 2 or 3 years.

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



### Viewing

Strictly by prior appointment  
with the sole agents.

**Richard Sutton**

T: 0115 989 7094

E: richards@ng-cs.com

Property Misdescriptions Act: 1. Statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agents, the Vendor or Lessor. They are made subject to contract and form no part of any contract or warranty. 2. Particulars are prepared in good faith, to give a fair overall view of the property. If anything is particularly relevant to your interest, ask for further information. These particulars are believed to be correct; accuracy is not guaranteed. 3. The particulars are not a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. Information on services is based on information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to purchase. 4. Photograph/s depict only certain parts of the property; it should not be assumed that any contents or furnishings, furniture etc in the photograph/s are included within the sale. 5. Dimensions, distances and floor areas are approximate. Plan areas and measurements are based on Ordnance Survey Group Plans and there may be some discrepancy with Title Deeds. These are given as a guide only. Purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective. 7. Information on Town & Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. 8. Plans contained within these particulars have been reproduced by permission of Emapsite/Ordnance Survey, are not to scale and are for identification purposes only.

**SUBJECT TO CONTRACT**

Ref: RGS/RKM/7295 07.04.16

# 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** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

◀ 119

This is how energy efficient the building is.

**F** 126-150

**G** Over 150

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.