

## Attractive Office Suites with Parking

**2 Suites of 10.69 sq m** (115 sq ft)

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

### To Let



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



## Attractive Offices Suites with Parking

**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 suites have the following approximate areas:-

Suite 6:	10.69 sq m	(115 sq ft)	Available from March 2016
Suite 7:	10.69 sq m	(115 sq ft)	Available from August 2016

### Rent

Payable monthly in advance plus VAT as follows:-

Suite 6:	£2,500 per annum
Suite 7:	£2,500 per annum

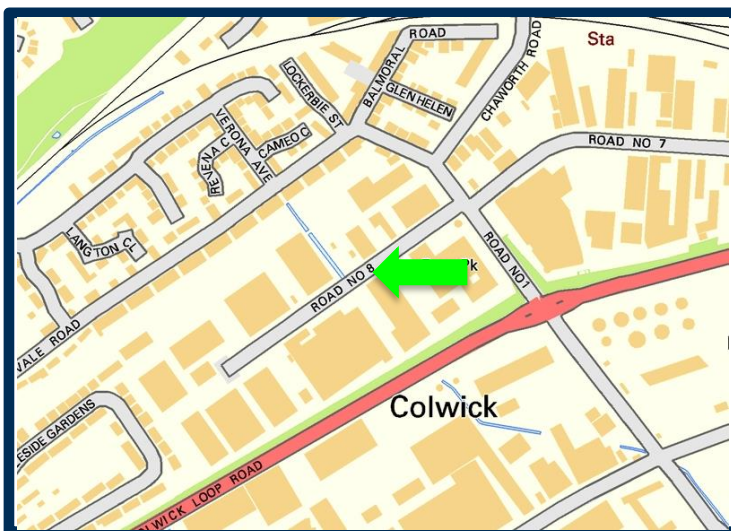
This equates to only £208.33 per calendar month or £48 per week.

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

### Terms

The suites are available on new internal repairing and insuring leases 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

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**SUBJECT TO CONTRACT**

Ref: RGS/RKM/7295 10.02.16



# 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.