

Industrial/Warehouse Unit

929.3 sq m (10,003 sq ft)

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

To Let



- Sought after location
- On-site parking
- 4.7m to eaves



Industrial/Warehouse Unit

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Location

Ash House is located on Private Road No. 8, within the established Colwick Industrial Estate to the east of Nottingham city centre. The Colwick Industrial Estate accommodates a variety of international, national, local and regional companies involved in manufacturing, warehousing and distribution.

The property lies just off the A612 Colwick Loop Road on Private Road No. 8.

The Property

The property forms the rear warehousing section of Ash House, built in 1987 and refurbished in 2012. The rear workshop is of steel portal framed construction under a similarly clad roof incorporating 10% translucent roof light panels. The unit has a solid concrete floor slab throughout and a height to the underside of eaves being 4.75m. The warehouse is fitted with fluorescent lighting and has 2 manually operated steel roller shutter loading doors to the right elevation.

On-site parking is provided.

Accommodation

Measured on a gross internal basis, in accordance with the RICS Code of Measuring Practice, the suites have the following approximate areas:-

Total: 929.3 sq m (10,003 sq ft)

EPC

The property has an EPC rating within Band C.

Rates

Charging Authority:	Nottingham City Council
Description:	Factory & premises
Rateable Value:	£31,000
Period:	2017/2018

Tenure

The property is available to let by way of a new full repairing and insuring lease, the length of which is open to negotiation.

Rent

The commencing rental will be **£45,000 per annum**. Rent is payable quarterly in advance on the usual Quarter Days by bankers Standing Order.

Service Charge

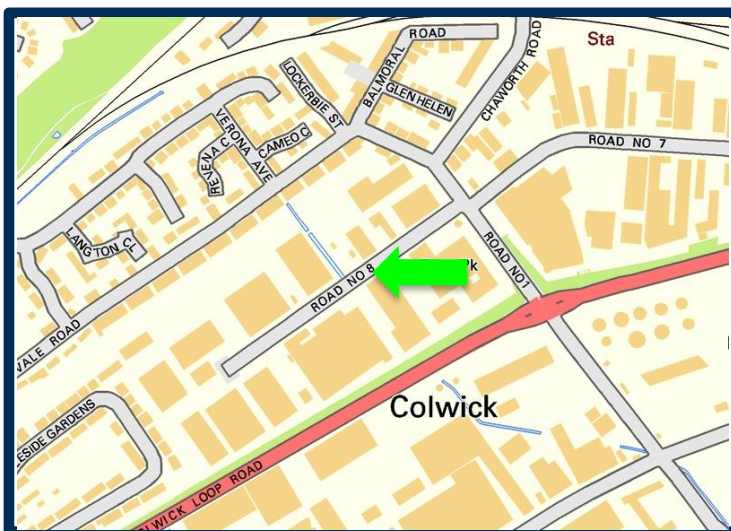
A small service charge will be levied in respect of common area maintenance and upkeep proportioned on a pro-rate basis. Further details are available upon application.

VAT

The rent and service charge are subject to VAT at the prevailing rate.

Legal Costs

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



Viewing

Strictly by prior appointment
with the sole agents.

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SUBJECT TO CONTRACT

Ref: RGS/RKM/7980 11.10.16