



**Units 3, 4a And 4b, Private Road No 2, Colwick Industrial Estate, Nottingham  
NG4 2JR**

**Industrial Units**

- ▶ **Various industrial units from 4,600 sq ft**
- ▶ **Location fronting onto Private Road No 2**
- ▶ **Undergoing comprehensive refurbishment**
- ▶ **Suitable for alternative uses (subject to planning)**

For enquiries and viewings please contact:



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### Location

The units are located fronting Private Road No 2 within the well-established Colwick Industrial Estate. The Colwick Industrial Estate lies immediately adjacent the A612 (Colwick Loop Road) and is situated approximately 4 miles to the east of Nottingham City Centre.

The A612 is one of the principal access routes from the east of the county to Nottingham City Centre. Travelling eastbound the A612 provides access to many arterial routes including the A46.

Other occupiers within the Colwick Industrial Estate include; Ken Wilkins Print, City Electrical Factors, Hillarys Blinds, Park Logistics and Wastecycle.

### Description

The units are undergoing refurbishment and will provide a variety of units to suit an occupier needs. Each property will feature electric roller shutter doors, LED lighting and a variable eaves height of 3.5m. Several units have the ability to be combined to provide flexible working accommodation.

Each unit will be sub-metered and provide a 3-phase power supply.

### Accommodation

	Sq M	Sq Ft
Unit 3	1,045.1	11,250
Unit 4a	427.3	4,600
Unit 4b	673.5	7,250
<b>Total</b>	<b>2,146</b>	<b>23,100</b>

Measurements are quoted on a Gross Internal Area basis, in accordance with the RICS Code of Measuring Practice, 6th Edition.

### Planning

From our verbal enquiries of Gedling Borough Council Planning Department, we understand that the property has an existing consent under Class B1, B2 and B8 of the Town & Country Planning (Use Classes) Order 1987 and its subsequent amends.

Interested parties are advised to make their own enquiries of Gedling Borough Council on 0115 9013901 in respect of the property's suitability for their intended use.

### Tenure

Leasehold.

### Business Rates

Rateable Values:

Unit 3 - £33,250

Unit 4a & 4b combined - £31,000

### Rent

Unit 3 - £65,000 pa

Unit 4a - £30,000 pa

Unit 4b - £47,125 pa

### VAT

All sums quoted exclusive of VAT if applicable.

### Legal Costs

Each party to be responsible for their own professional fees incurred.

### EPC

An EPC has been requested and will be provided to interested parties upon request when it is to hand.

### Viewings

Viewings are by appointment with Innes England.

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