

FOR SALE

# PRIVATE ROAD NO 3, COLWICK INDUSTRIAL ESTATE

Colwick, Nottingham, NG4 2JS



## Key Highlights

- Rare opportunity with development potential (subject to planning permission).
- Prominent roadside frontage.
- Circa 2.203 hectares (5.443 acres)
- Fronting Colwick Loop Road (A612).

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## Location

Nottingham is a major city in the East Midlands, within the heart of England with excellent transport links, rapid access to the Motorway system, a major railway station and a comprehensive public transport network. The city lies approximately 128 miles north of London, 51 miles north east of Birmingham and 73 miles south of Leeds. Road communications are excellent with the M1 providing routes north and south and the A50 giving a direct link to Derby and the west. The train station located to the south of the city centre provides direct trains to London St Pancras International Train Station with a journey time of approximately 1 hour 41 minutes.

Nottingham has a population of approximately 305,680 (2011 census), with an average of over 62,000 full time students living across two universities. The local economy employs more than 300,000 people, and is growing at a faster rate than regionally or nationally. It is also one of the UK's top 10 retail centres and one of only six designated Science Cities within the UK.

## Situation

Colwick Industrial Estate is an established and popular commercial location approximately 4 miles east of Nottingham City Centre.

The property occupies a prominent position fronting Private Road No 3 to the north at its junction with No 1 and No 2, which in turn connects with the Colwick Loop Road (A612), a main arterial route into Nottingham.

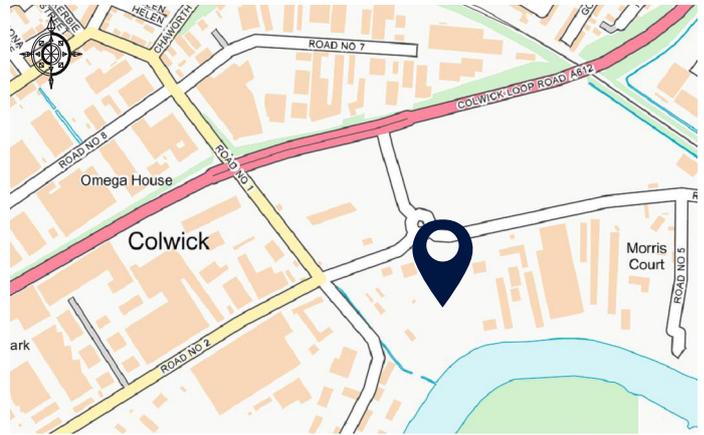
## Description

The property comprises an irregular parcel of land currently used as a depot and generally level in topography, although gently sloping to its southern boundary with the River Trent.

Approximately 80% of the site is tarmac surfaced, the balance of unsurfaced land being located to the rear and on the eastern boundary.

In terms of built structures, the principal buildings comprise a single storey building located to the east of the entrance providing welfare facilities, kitchen and ancillary accommodation.

In addition, a single storey warehouse/workshop being pitched in a single bay of a steel frame construction with insulated blockwork infill walls and part decorative brick and part profile asbestos cladding to the elevations and roof, incorporating two steel roller shutter doors.



There are a number of permanent and semi-permanent structures and the entire site benefits from perimeter palisade fencing and gated access directly off Private Road No 3.

## Site Area

Circa 2.203 hectares (5.443 acres).

## Tenure

Freehold with vacant possession.

## Anti-Money Laundering (AML)

Any offer accepted is subject to completing AML checks

## Price

Offers are invited at in excess of £1,400,000.

## VAT

All figures quoted are exclusive of VAT.

## Legal Costs

Each party to bear their own legal costs.

## Viewing and Further Information

Strictly by appointment only with the Sole Agent, Savills.

## Contact

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