

INDUSTRIAL UNIT WITH PARKING

UNIT 2, MORRIS COURT, PRIVATE ROAD NO. 8, COLWICK INDUSTRIAL ESTATE,
COLWICK, NOTTINGHAM NG4 2JN

Light industrial unit with secure compound

431 sq m (4,639 sq ft)

TO LET

- Secure shared yard
- Three phase electricity
- Heated warehouse
- 5m eaves height
- Electric roller shutter door
- LED lighting in warehouse
- Dedicated car parking
- Mezzanine to be removed



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LOCATION

The property is situated approximately 3 miles to the east of Nottingham City Centre on the Colwick Industrial Estate. The estate offers a variety of industrial and office premises and Unit 8 is situated to the east of the estate, with the River Trent to the rear of the site.

DESCRIPTION

The property comprises a mid-terraced industrial unit of steel portal framed construction with a minimum working height of 5m (16 ft 4"). The warehouse is clad with insulated profile steel sheeting to the elevations and roof which incorporates translucent skylight panels.

The unit benefits from an electric roller shutter door and a fully heated warehouse. There is three phase power and gas heating throughout the warehouse.

ACCOMMODATION

The property has the following approximate gross internal floor area, measured in accordance with the RICS Code of Measuring Practice:-

Accommodation	sq m	sq ft
Ground floor warehouse	337	3,627
Ground floor offices	47	506
First floor offices	47	506
Total	431	4,639

SERVICES

All mains services, including three phase electricity, are evident within the property, but we can provide no warranty with regard to the capacity or connectivity.

EPC

The property has an EPC rating of 66 falling within Band 'C'.

TOWN & COUNTRY PLANNING

Gedling Borough Council Planning Department confirm the property has consent for uses falling within Classes B1 (Light Industrial), B2 (Industrial) and B8 (Storage & Distribution) of the Town & Country Planning (Use Classes) Order 1987.

BUSINESS RATES

Charging Authority:	Gedling Borough Council
Description:	Workshop & Premises
Rateable Value:	£13,250
Period:	2020/21

TENURE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

£33,000 per annum exclusive.

VAT

VAT will be levied in addition to the rent at the prevailing rate.

SERVICE CHARGE

A service charge will be levied to cover the upkeep and maintenance of the estate and common areas. Please contact the agents for further details.

LEGAL COSTS

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

SUBJECT TO CONTRACT

Viewing by prior appointment only

Charlotte Steggle

0115 989 7098
charlotte@ng-cs.com

James McArthur

0115 989 7093
james@ng-cs.com



PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be 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. All information on the availability or service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph(s) depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only, if such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof.