



**TO LET**

# UNIT 3B, COLWICK QUAYS BUSINESS PARK

COLWICK, NOTTINGHAM NG4 2JY

**137.6 sq m** (1,479 sq ft)

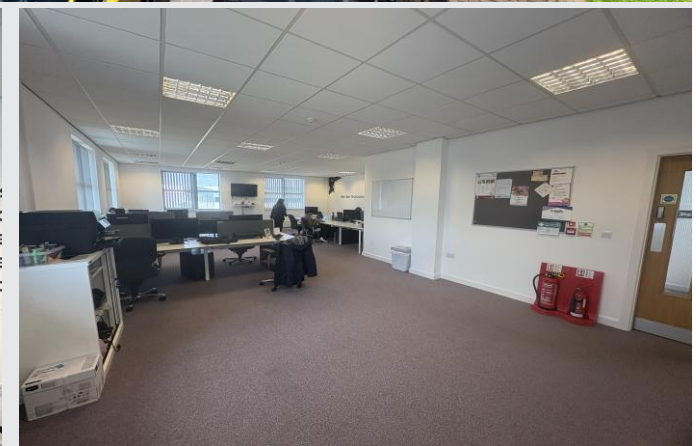
Fantastic opportunity to rent a well-presented office in Colwick

- Well presented office
- 5 car parking spaces
- Easy access to City Centre and A612  
Colwick Loop Road
- Popular business location



NG Chartered Surveyors

Roseway House | Unit 8 | Wheatcroft Business Park | Landmere Lane | Edwalton | Nottingham | NG12 4DG





## LOCATION

The subject premises are situated prominently at the entrance to the popular Colwick Quays Business Park, an established commercial location approximately 3 miles west of Nottingham City Centre close to the A612 Colwick Loop Road.

By virtue of its location, the property benefits from fantastic public transport links and close to supermarkets, drive-thru restaurants and the Victoria Retail Park.

## DESCRIPTION

The subject premises comprise an attractive two-storey modern office building providing open plan accommodation on ground and first floors. The ground floor suite incorporates a high quality kitchenette with a stainless steel sink and drainer and integral fridge and microwave.

There are separate male and female/disabled cloakrooms accessed off the ground floor lobby.

There are five allocated car parking spaces. If additional parking spaces are required, more may be available under a separate licence

## ACCOMMODATION

Measured on a Net Internal Basis, we calculate the floor areas to be:

	SQ M	SQ FT
Ground Floor	65.5	704
First Floor	72.1	775
<b>TOTAL NIA</b>	<b>137.6</b>	<b>1,479</b>

Measurements are approximate and NG cannot guarantee their accuracy. Interested parties are to rely on their own due diligence.

## SERVICES

All mains services 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 59 falling within Band C.

## TOWN & COUNTRY PLANNING

We understand the property has an established consent for uses falling within Class E (Commercial Business & Services) of the Town & Country Planning (Use Classes) Order revised 2020.

## BUSINESS RATES

Charging Authority: Gedling Borough Council  
Description: Offices & Premises  
Rateable Value: £15,500  
Period: 2026/2027

## TENURE

The premises is available by way of new lease for a term of years to be agreed.

## RENT

£19,000 per annum.

## VAT

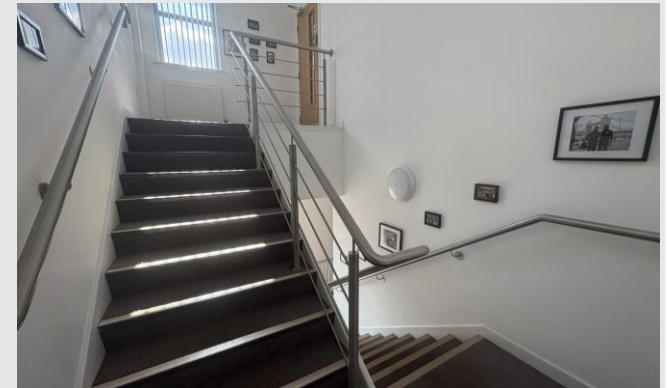
VAT is applicable and will be charged at the prevailing rate.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## OUR ANTI-MONEY LAUNDERING POLICY

In accordance with Anti-Money Laundering Regulations, two forms of I.D. and confirmation of the source of funding will be required from the successful tenant.



### SUBJECT TO CONTRACT

Viewing: By prior appointment with the sole agents.

**CHARLOTTE STEGGLES**  
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**THOMAS SZYMKIW**  
07564-580300  
thomas@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 photograph. 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. www