



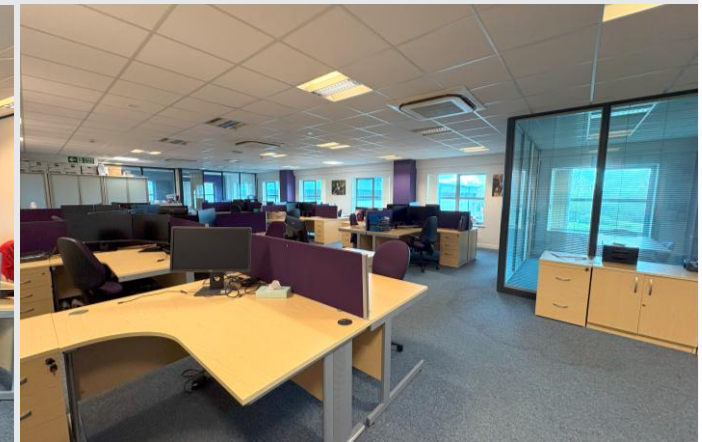
FOR SALE GREENWOOD HOUSE

COLWICK QUAYS, PRIVATE ROAD
NO. 2, COLWICK, NOTTINGHAM
NG4 2JY

523.55 sq m (5,635 sq ft)

Rare opportunity to acquire a modern, self-contained office premises with substantial car parking

- Well presented, self-contained, two-storey office premises
- Substantial car parking provision
- Easy access to A612 Colwick Loop Road
- Rare opportunity to purchase



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

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LOCATION

The property is located on 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 property comprises a modern, purpose-built, detached office building externally comprising a brick façade and tile pitched roof with anthracite grey windows and doors, with a parking area to the front, providing space for circa 13 vehicles and a bin store.

Internally, the fit-out provides the following:

- Two entrance lobby areas to either side of the building
- Stairwell and passenger lift access to each floor
- W.C. facilities to both ground and first floors
- Kitchen facilities to both ground and first floors
- Automatic security shutters to the windows on the ground floor
- Carpet and vinyl floor coverings throughout
- Suspended ceilings with inset CAT II and LED lighting
- Gas fired central heating system
- Perimeter trunking providing power and data cabling
- Stud partitioned separate offices and meeting rooms to ground and first floors
- Open plan main office areas to both ground and first floors
- Server room / Store room
- Ceiling / wall mounted air conditioning systems

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 69 falling within Band 'C'.

ACCOMMODATION

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

	SQ M	SQ FT
Ground Floor	248.14	2,671
First Floor	275.41	2,964
TOTAL NIA	523.55	5,635

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

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

Please contact the marketing agents for further information.

TENURE

The property is available freehold with vacant possession.

PRICE

Offers are invited at a quoting price of £700,000.

VAT

VAT is applicable to purchase price at the prevailing rate.

LEGAL COSTS

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

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 purchaser.



SUBJECT TO CONTRACT

Viewing: By prior appointment with the sole agents.

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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