



TO LET UNIT 2 TERRY COURT

PRIVATE ROAD NO. 7, COLWICK
INDUSTRIAL ESTATE, COLWICK,
NOTTINGHAM NG4 2JW

181.4 sq m **(1,952 sq ft)**

Cost effective light industrial/workshop
space in an established commercial location

- Light industrial / workshop space
- Kitchen and WC facilities
- Office accommodation
- Roller shutter access to side elevation
- Mezzanine storage
- Shared car parking area



NG Chartered Surveyors

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

AVAILABLE
NOW



LOCATION

Located just off the A612 Colwick Loop Road, the unit is situated in an established commercial location, benefitting from easy access to Nottingham city centre, western suburbs and major arterial routes.

DESCRIPTION

The property comprises a light industrial / workshop unit with the following specification:

- Kitchen & W.C facilities
- Office accommodation
- Roller shutter access to side elevation
- Mezzanine storage
- Shared car parking area

ACCOMMODATION

From measurements undertaken on site, we understand that gross internal area to be:

	SQ M	SQ FT
Unit 2	181.4	1,952
TOTAL GIA	181.4	1,952

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

SERVICES

The property has the benefit of a gas, water and three phase electricity connection, but we can provide no warranty with regard to the capacity or connectivity.

EPC

Please contact the marketing agents for further information.

TOWN & COUNTRY PLANNING

It is understood that the property has the benefit of consent for E(g), B2 and B8 uses.

BUSINESS RATES

Further information can be found by way of the agents.

TENURE

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

RENT

£14,500 per annum.

SERVICE CHARGE

A service charge will be levied to cover the upkeep and maintenance of the common external areas of the estate, with guide figures available by way of the agents.

VAT

VAT will be applicable to both the rent and service charge due.

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 tenant.

