

**FOR SALE** FREEHOLD & LONG LEASEHOLD WITH VACANT POSSESSION

# 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) and 2.193 hectares (5.420 acres).
- Fronting Colwick Loop Road (A612).

SAVILLS NOTTINGHAM  
Enfield Chambers  
18 Low Pavement, NG1 7DG

**+44 (0) 115 934 8000**

[savills.co.uk](https://www.savills.co.uk)

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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.

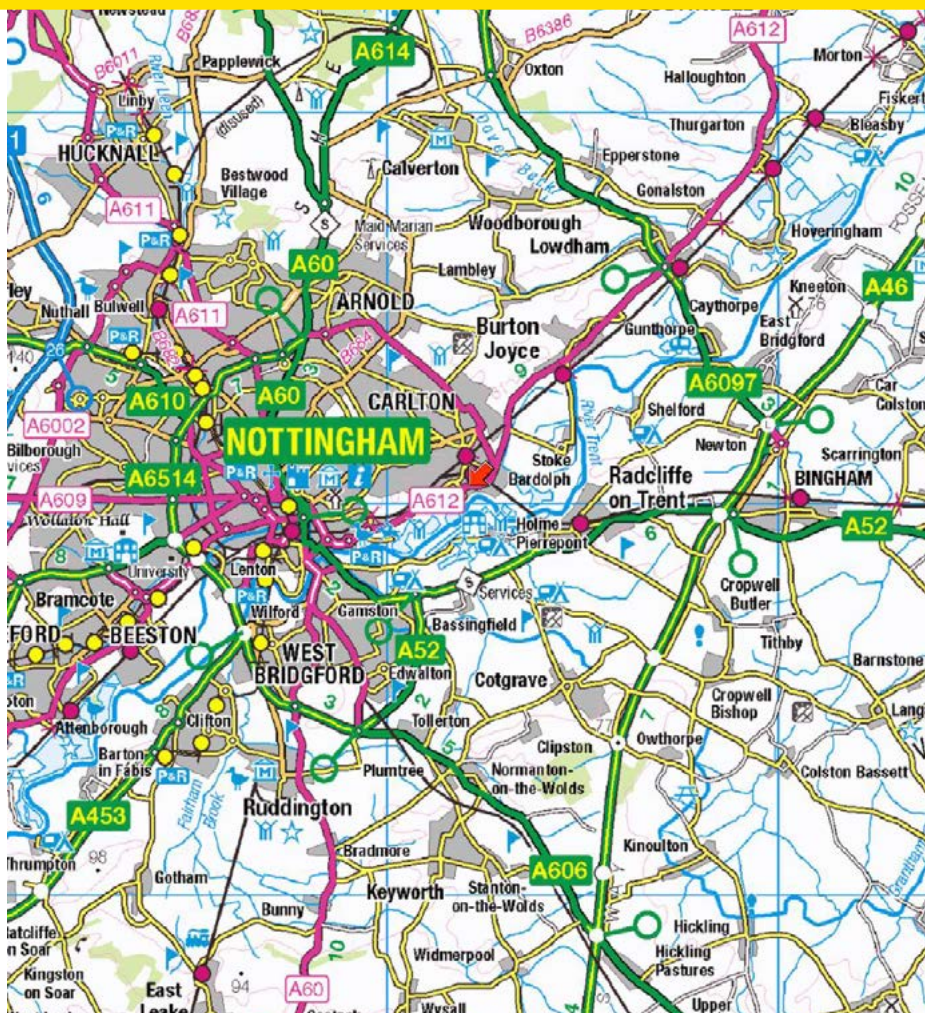
Nottingham has a population of approximately 305,680 (2011 census), with an average of over 62,000 full time students living across two universities. The local economy employs more than 300,000 people, and is growing at a faster rate than regionally or nationally. It is also one of the UK's top 10 retail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

**Site 1:** 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.

**Site 2:** The property occupies a prominent position fronting Private Road No 3 to the south at its junction with No 1 and No 2 but also benefits from excellent roadside visibility to the Colwick Loop Road (A612).



## Description

**Site 1:** 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 2:** As with above, the property comprises an irregular parcel of land generally level in topography, being part tarmac and part concrete surfaced. There are a number of built structures including storage tanks and covered storage, together with two storey offices. The entire site benefits from perimeter palisade fencing and gated access directly off Private Road No 3.



## Site Area

**Site 1:** Circa 2.203 hectares (5.443 acres).

**Site 2:** Circa 2.193 hectares (5.420 acres).

## Tenure

**Site 1:** Freehold with vacant possession.

**Site 2:** Long leasehold for a term of 99 years with effect from 25 December 1959 and subject to rent review at 7 yearly intervals at a current rental of £107,000 per annum.

## Price

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

**Site 2:** Offers are invited on the basis of an assignment or sub-lease.

## VAT

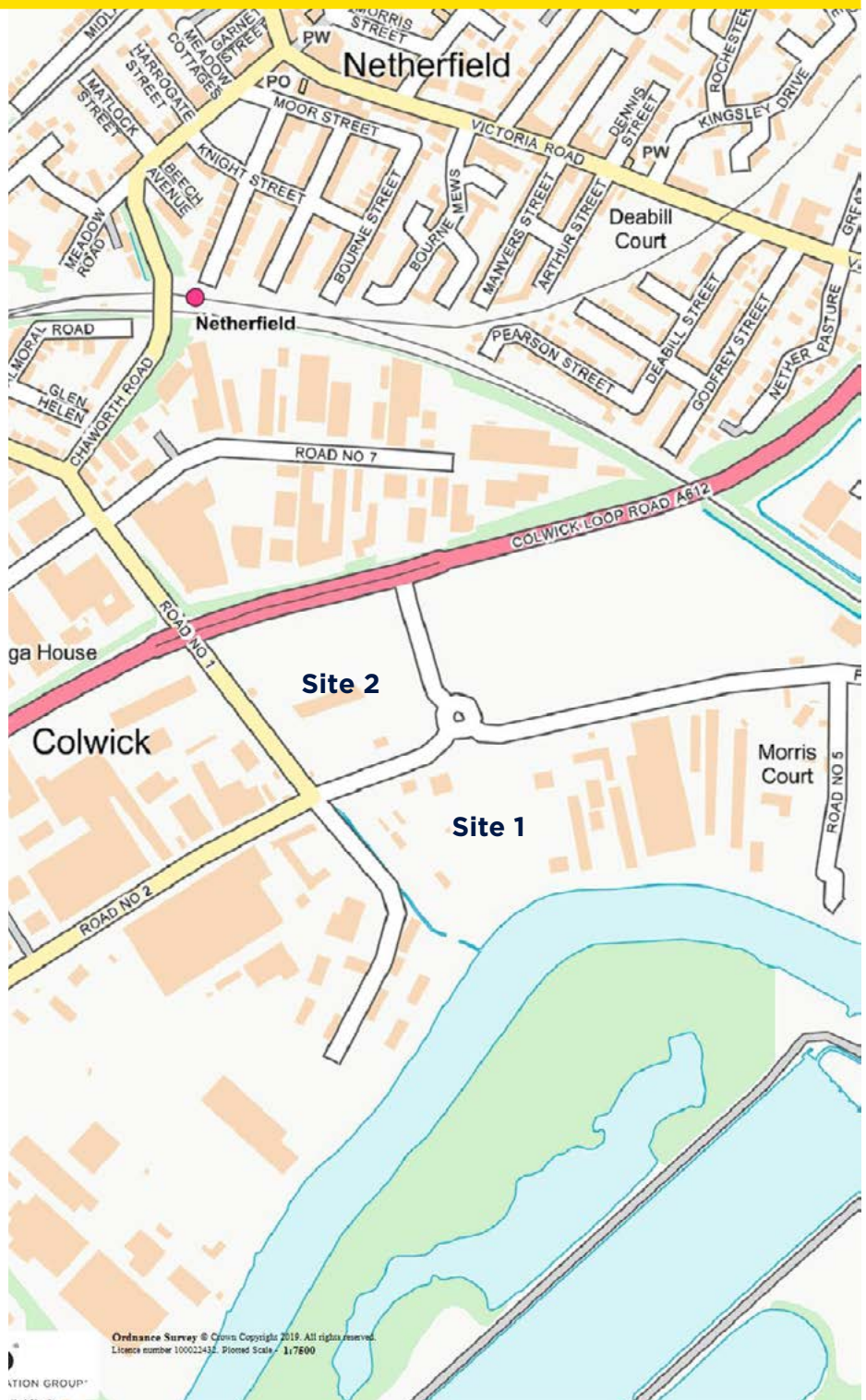
All figures quoted are exclusive of VAT.

## Legal Costs

Each party to bear their own legal costs.

## Viewing and Further Information

Strictly by appointment only with the Sole Agent, Savills.



## Contact

**Victor Ktori**  
+44 (0) 115 934 8171  
vktori@savills.com

**Christine Thorn**  
+44 (0) 115 934 8152  
cthorn@savills.com

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