



FREEHOLD DISTRIBUTION WAREHOUSE

Private Road 3, Colwick Road Industrial Estate, Colwick, Nottingham NG4 2BA

4,795 sq m (51,610 sq ft) on a site of 1.63 ha (4.02 acres).



PROPERTY HIGHLIGHTS

- Popular industrial location adjacent to A612 Colwick Loop Road
- Portal framed warehouses with eaves up to 13m (42 ft 7)
- Nine dock level loading doors
- Single storey offices/amenity block
- 4,795 sq m (51,610 sq ft)
- Large site extending to 1.63 ha (4.02 acres) with low site density offering scope for expansion (STP)
- Freehold Guide Price £2.25m

LOCATION

The Colwick Industrial Estate is an established commercial location lying some four miles east of Nottingham city centre.

The property is situated on Private Road 3 accessed via Private Road 1 from the A612 Colwick Loop Road. Whilst this is an established industrial area, the property lies close to a site earmarked for a large supermarket development with petrol filling station.

DESCRIPTION

The property comprises a substantial distribution warehouse facility comprising high bay warehousing, dispatch warehouse and ancillary offices. The front dispatch warehouse has an eaves height of 5m (16 ft 5) and benefits from seven dock loading bays. The rear warehouse has an eaves height of 13 m (42 ft 7) with two dock level loading doors.

To the front of the property are ancillary staff accommodation and offices comprising a mix of offices, stores, canteen and toilets.

Externally, the property benefits from a large secure yard to the front with smaller hard standing yard. The property occupies a secured site with double metal security gates on to Private Road 3. At the front of the site there is a tarmac surface car park with space for approximately 25 cars.

ACCOMMODATION

DESCRIPTION	SQ M	SQ FT
Main Warehouse	2,704.20	29,108
Front Despatch Warehouse	1,886.29	20,304
Offices/Amenity Block	204.20	2,198
TOTAL GIA	4,794.69	51,610

The property occupies a total site area of approximately 1.628 ha (4.023 acres).

SERVICES

Mains, drainage, water, gas and electricity are connected to the property.

EPC

Energy Performance Asset – C75.

RATING

Rateable Value	(2017)	£154,000
Rates Payable	(2019/2020)	£77,616

PLANNING

The property has consent for storage and distribution uses within Class B8.

Interested parties are advised to direct their specific enquiries direct to Gedling Borough Planning Department (0115 901 3901).

TENURE

Freehold with vacant possession upon completion.



GUIDE PRICE

Offers are invited in the region of £2,250,000

VAT

We understand that Vat will be payable in addition to the purchase price agreed.

VIEWING

Strictly by prior appointment with the Sole Agent, Savills.

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