

# TO LET

## Unit 4 Sabre Park, Colwick Industrial Estate, Nottingham, NG4 2JT



## Modern high-bay warehouse 44,972 sq ft (4,178 sq m)

### PROPERTY FEATURES

- 10m eaves height
- 2 level access loading doors
- Covered loading bay
- Fitted with racking and lighting
- Approximately 4 miles from Nottingham City Centre
- 24/7 manned secure access

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## LOCATION

The property is situated on Colwick Industrial Estate, an established industrial park located approximately 4 miles east of Nottingham city centre.

The estate is situated adjacent to the A612, which acts as a link between the city centre and Eastern Nottinghamshire. Travelling eastbound, the A612 provides direct access to the A46 and A52, which in turn provide access to the A1(M) and M1 motorway.

Other occupiers on the estate include Kuehne & Nagal, ROL and Park Logistics.

## DESCRIPTION

The building benefits from the following specification:

- 10m eaves height
- 2 level access loading doors
- 9,000 racked pallet spaces
- Covered loading canopy
- 24/7 manned secure access
- Large concrete surfaced service yard

## FLOOR AREA

We have measured the Gross Internal Floor Area (GIA) as follows:

Description	KF Areas (GIA)	
	Area Sq Ft	Area Sq M
Warehouse	44,972	4,178
Total	44,972	4,178
Canopy	5,722	536

For further details please contact:



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## SERVICES

We understand that all mains services are connected to the site however interested parties are advised to satisfy themselves that this is the case, and that they are in good working order. The agents have not tested any apparatus on site and therefore cannot verify the condition.

## EPC

The Energy Performance Certificate is **C56**.

## RATEABLE VALUE

The 2018 Rateable Value is £141,000. Interested parties are advised to contact the relevant billing authority to discuss rates payable.

## TERMS

The building is available on a leasehold basis. Further information is available upon request.

## LEGAL COSTS

Each party is to cover their own legal, and surveyors, costs on any transaction

## VAT

VAT may be payable on any transaction at the prevailing rate.







