



**TO LET**

# 1ST FLOOR, UNIT 3A, COLWICK QUAYS BUSINESS PARK

COLWICK, NOTTINGHAM NG4 2JY

**116.8 sq m** (1,257 sq ft)

Fantastic opportunity to rent a well-presented office in Colwick

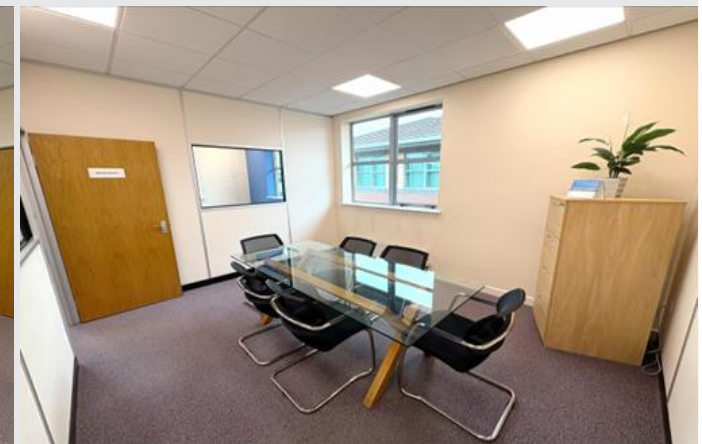
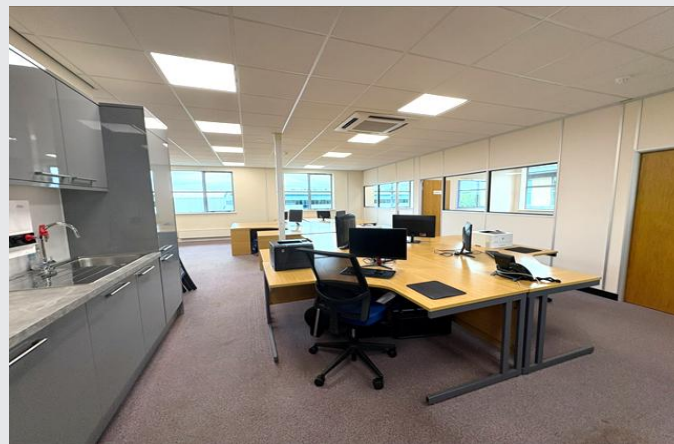
- Fully fitted office accommodation
- 3 car parking spaces
- Easy access to City Centre and A612 Colwick Loop Road
- Air conditioning, LED lighting
- Separate offices/meeting rooms



NG Chartered Surveyors

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

AVAILABLE  
NOW





## 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 is accessed via a shared, intercom-operated entrance lobby, with communal W/C facilities on the ground floor (currently occupied by D.K. Rumsby & Co Ltd).

The first floor offers spacious open-plan accommodation, finished to a good standard with carpeted flooring, LED lighting, air-conditioning and gas central heating throughout. The layout includes a modern fitted kitchen, two private office suites, and a dedicated meeting room, making it well-suited for a range of professional uses.

Externally, the property benefits from three allocated car parking spaces, with the option to secure additional spaces by separate negotiation.

For an additional fee, the tenant has the option to use the 1GB leased internet line, reception facilities including postage services and use of the reception and conference room to the ground floor.

## ACCOMMODATION

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

	SQ M	SQ FT
First Floor Offices	116.8	1,257
<b>TOTAL GIA</b>	<b>116.8</b>	<b>1,257</b>

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

## SERVICES

All mains services are evident within the property, but we can provide no warranty with regard to the capacity or connectivity. Utilities will be invoiced monthly on a percentage basis.

## EPC

The EPC details can be provided upon request.

## 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

The property is currently being assessed with the first floor under one hereditament for rating purposes.

Interested parties are advised to speak with Gedling Borough Council for further details.

## TENURE

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

## RENT

**£18,000 per annum.**

## VAT

VAT is applicable and will be charged at the prevailing rate.

## LEGAL COSTS

The tenant will be responsible for their own and the Landlords 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.



**SUBJECT TO CONTRACT**

Viewing: By prior appointment  
with the sole agents.

**THOMAS SZYMKIWI**  
07564-580300  
thomas@ng-cs.com

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 photographs. 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