

MUSSON LIGGINS

Chartered Surveyors · Property Consultants · Valuers

·PROPERTY·

30 Clarendon Street
Nottingham
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·PARTICULARS·

TO LET

UNIT 2
COLWICK ROAD
COLWICK
NOTTINGHAM
NG2 4AP

WORKSHOP ACCOMMODATION

274.93 SQ M (2,959 SQ FT)



LOCATION

The subject property is situated with a frontage directly onto Colwick Road, approximately 1½ miles to the east of Nottingham City Centre.

Colwick Road is situated just off the A612 Colwick Outer Loop Road, with Colwick Road being a cul-de-sac and an established industrial location.

Links are available with Junction 25 and 26 of the M1 Motorway, approximately 8 miles to the south west and North West respectively.

DESCRIPTION

The subject property comprises a mid-terraced single storey workshop, of brick elevations beneath a pitched corrugated asbestos lined roof.

Internally, the property benefits from an eaves height of 3.25 metres and is accessed via a personal access door with loading being via a steel roller shutter door to the front elevation.

The property has a concrete surfaced forecourt to the front elevation, clearly delineated by palisade fencing.

The unit internally benefits from a newly erected office block containing two offices, WC and kitchen facilities.

The unit benefits from CCTV and intruder alarm systems.

Unit 2 also benefits from a rolling gantry crane for loads up to 2 tonnes.

ACCOMMODATION

We would detail the existing accommodation on site as follows.

• Workshop	231.62 m ²	2,493 ft ²
• Offices	43.31 m ²	466 ft ²
• Total	274.93 m ²	2,959 ft ²

PROPERTY MISDESCRIPTIONS ACT 1991 NOTICE

Musson Liggins Limited, for themselves and the Vendors or the Lessors of the property whose Agents they are, give notice that:

i) The particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, any offer or Contract;

ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details, are given in good faith and without responsibility and are believed to be correct, but intending Purchasers or Tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

iii) No person in the employment of Musson Liggins Limited has any authority to make or give any representation or Warranty whatever in relation to this property.

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1 All dimensions, distances and floor areas are approximate and for guidance purposes only.

2 Information on tenure or tenancies has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Purchasers/Lessees are strongly recommended to have this information verified by Solicitors.

3 Information as to Rating matters and Town and Country Planning matters has been obtained by verbal enquiry only from the appropriate Local Authority. Interested parties are recommended to verify this information in writing prior to entering into any commitment to purchase or lease.

4 All plans supplied by the Agents are provided solely to assist in the identification of the property.

5 All figures quoted are exclusive of VAT unless expressly stated to the contrary. All interested parties are strongly recommended to satisfy themselves as to the position on VAT by independent written enquiry.

6 All information on the availability of mains services is based on information supplied by the Vendor/Lessor. All other statements regarding service installations do not warrant the condition or serviceability of the installations referred to.

All statements contained in these particulars are believed to be correct, but their accuracy is not guaranteed, nor do they form any part of any contract or warranty. Unless specified to the contrary, interested parties should note that all distances and floor areas are approximate and are given for guidance purposes only and information on tenure or tenancies has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Lessees are recommended to have this information verified by their Solicitor and Chartered Surveyor.

PLANNING

We have been informed that the subject property has planning consent for its existing use within Category B2 of the Town & Country Planning (Use Classes) Order of 1987.

Formal enquiries with regard to the proposed use of the property should be directed to Nottingham City Council, Planning Control Department, telephone 0115 915 5555.

RATING

We have made enquiries of the Valuation Office Agency and we are aware that at the present time the property has a total Rateable Value figure which also includes Unit 3.

Therefore, the unit will require to be re-assessed for rating purposes by the Valuation Office Agency prior to occupation.

LEASE TERMS

The premises are also available on a leasehold basis by way of a new lease at a commencing rental of **£14,750 (Fourteen Thousand Seven Hundred and Fifty Pounds)** per annum exclusive, on effectively full repairing and insuring terms.

LEGAL COSTS

The ingoing tenant will be responsible for all parties reasonable legal costs incurred in connection with this transaction, whether it proceeds to finality or not.

VIEWING

This property is available through the sole agents.

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