



Teal Park Nursery Colwick Loop Road, Nottingham, NG14 5HN

TO LET

Unit

Size: 5,528.00 sqft (513.57 sqm) | **Rent:** ROA

- Brand new nursery plot
- Forms part of Local Centre
- 800 Houses under construction
- Good catchment area
- Garden and car parking included

LOCATION:

Teal Park Nursery is located on Colwick Loop Road, on the outskirts of Colwick/Netherfield, immediately adjacent to Victoria Retail Park, some 5.5 miles East of Nottingham city centre. The site benefits from road frontage to Colwick Loop Road, and is well placed for passing roadside interest. The village of Burton Joyce is 3.3 miles to the East.



T 0116 216 5144
E info@phillipssutton.co.uk
W www.phillipssutton.co.uk
A 14 Francis Street, Stoneygate, Leicester LE2 2BD
26a Ganton Street, London W1F 7QZ

Teal Park Nursery Colwick Loop Road, Nottingham, NG14 5HN

DESCRIPTION:

This nursery opportunity will be built to a high specification and will benefit from a glazed frontage, steel portal frame, with steel profile cladding. The unit will be provided with 3 phase electricity, gas, mains and water and will be let in shell condition.

FLOOR AREA:

FLOOR	AREA SQFT	AREA SQM
	sqft	sqm
TOTAL	5,528.00 sqft	513.57 sqm

TENURE:

RENT: ROA

SERVICE CHARGE: A service charge will be levied for the upkeep and maintenance of the estate

VAT: VAT will be applicable

RATEABLE VALUE:

EPC: Available upon request.

LEGAL COSTS: Each party will be responsible for their own legal costs incurred in the transaction.

CONTACT:



Sam Sutton

0116 2165144

ssutton@phillipssutton.co.uk