



## Teal Park Local Centre Colwick Loop Road, Nottingham, NG14 5HN

### TO LET

#### Various Sizes Available

- Brand new retail units to be built
- Busy roadside location
- Adjacent to Victoria retail park
- 830 new build Persimmon Houses on site
- Units from 1,000 sq ft
- Adjacent to new trade park
- Suitable for a variety of uses
- A1, A3, A5 planning consent

#### LOCATION:

Teal Park Local Centre 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.



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### DESCRIPTION:

The 4 retail units will comprise brand new purpose built units built to a high specification, including glazed frontage, steel portal frame, with steel profile cladding. Each unit will be provided with 3 phase electricity, gas and mains water and in shell condition.

### PREMISES:

	Size (sqft)	Size (sqm)	Rent Per Annum
Unit 1	1,000.00	92.90	£22,500
Unit 2	1,000.00	92.90	£22,500
Unit 3	1,000.00	92.90	£22,500
Unit 4	1,000.00	92.90	£22,500

### TENURE:

A new full repairing and insuring lease.

**VAT:** VAT will be applicable

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

**EPC:** Available upon request.

**RATEABLE VALUE:** TBC

**VIEWING:** Strictly by appointment only

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

### CONTACT:



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