



Modern High-Bay Warehouse 50,741 Sq Ft (4,713.84 Sq M)

- 24/7 Secure Site
- Large Covered Loading Canopy
- 10m Eaves
- Established Industrial Location

Modern High-Bay Warehouse

50,741 Sq Ft (4,713.84 Sq M)

Location

Sabre Park is situated on Private Road No 4 within the established Colwick Industrial Estate, located on the eastern fringes of Greater Nottingham and approximately 4 miles from the city centre. The estate lies adjacent to the A612 - a main arterial route linking the city centre to the east of the county. Travelling eastbound, the A612 provides access to the recently duelled A46 and the A52 which in turn provides links to the A1(M) and M1 trunk roads.

Description

Unit 4 Sabre Park is a modern high bay warehouse of steel portal frame construction. The comprises steel profile cladding to the side elevations from floor to eaves and a pitched profile clad roof with 10% translucent panels.

Internally the unit offers clear span space with concrete flooring, warehouse lighting and dual electric level access loading doors. The unit benefits from a generous covered loading / external storage area in addition to onsite parking. WCs are provided via an amenity block to the front of the unit.

Sabre Park comprises a range of purpose built modern industrial units situated within a self-contained secure site. Access to and from the site is controlled via a centrally situated gatehouse.

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	44,972	4,177.9
Loading Canopy	5,769	535.94
TOTAL	50,741 SQ FT	4,713.84 SQ M

Terms

The premises are immediately by way of an assignment of the current lease expiring May 2027 or a sub-letting of the whole. Consideration will be given to a surrender and grant of a new full repairing and insuring lease on terms to be agreed.

VAT

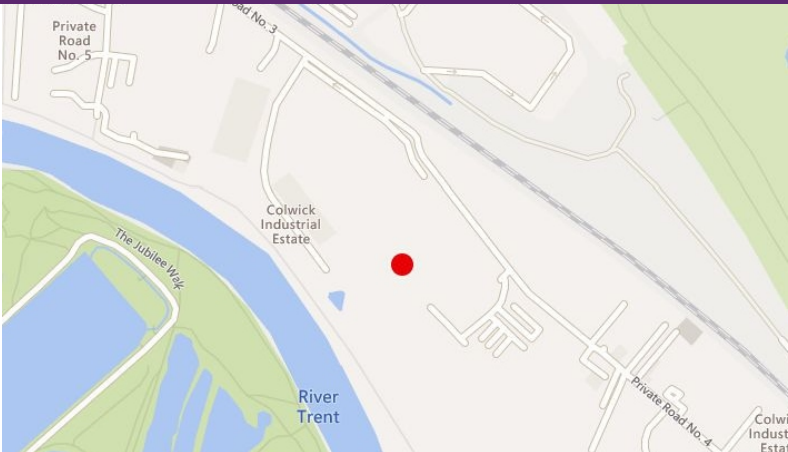
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

RV: £167,000

EPC Rating

EPC Available upon request



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP
Brodie Faint
T: 0115 896 6611
M: 07516 770513
E: brodie@cpp.uk
Sean Bremner
T: 0115 8966611
M: 07541 505980
E: sean@cpp.uk

November 2024



0115 896 6611
www.cpppartners.co.uk

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.