



## Modern Warehouse/Industrial Unit 35,731 Sq Ft (3,319.41 Sq M)

- To be refurbished - Available Q3 2025
- Secure estate with 24/7 security
- 10m eaves
- 4 miles from Nottingham City Centre
- Can be combined with Unit 4 for 86,472 sq ft

# Modern Warehouse/Industrial Unit

## 35,731 Sq Ft (3,319.41 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 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 A46 and the A52 which in turn provides links to the A1(M) and M1 trunk roads.

Other occupiers within the Colwick Industrial Estate include Ken Wilkins Print, JLR Group, Veolia, Cemex, Enva, Park Logistics and Kuehne & Nagel.

### Description

The property is a purpose-built modern warehouse/industrial unit located on a secure estate with 24-hour security. The property comprises warehouse space with lighting, two level access loading doors and covered loading canopy. There is modern office accommodation designated for the property in the building adjacent.

The unit is to undergo refurbishment ready for occupation Q3 2025.

#### Key Features Include:

- 10m Eaves
- Warehouse Lighting
- Level Access Loading
- Covered Loading Canopy
- WC's
- Separate Office Facility with Amenity Provision
- Secure Site with 24 Hour Security

### Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	30,612.3	2,843.88
Covered Canopy	3,912.7	363.49
Office	1,206	112.04
<b>TOTAL</b>	<b>35,731 SQ FT</b>	<b>3,319.41 SQ M</b>

### Terms

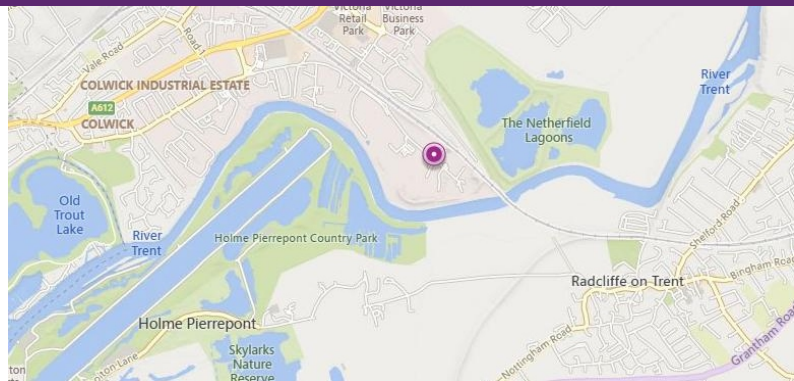
The premises are immediately available by way of a new full repairing and insuring lease on terms to be agreed.

### VAT

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

### 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 bear their own legal costs in the transaction.

### Further Information

For further information please contact the sole agents CPP  
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