



To Let

Modern trade counter units immediately available.

- High quality trade units
- Prominence to the busy A612 Colwick Loop Road
- 6m internal height
- 3 Phase power and full height roller shutter door
- Large yard and ample car parking
- Strong line up of national and regional trade occupiers

Units 10, 11, 17 & 18

Teal Trade Park, Netherfield, Nottingham, NG14 5JX

3,283 to 13,653 sq ft

305 to 1,268.41 sq m

Reference: #331162

Units 10, 11, 17 & 18

Teal Trade Park, Netherfield, Nottingham, NG14 5JX



Summary

Available Size	3,283 to 13,653 sq ft / 305 to 1,268.41 sq m
Rent	Rent on application
EPC	A (24)

Description

The property comprises a modern mid terrace high quality trade unit constructed in 2022 of steel portal frame and finished to a shell specification to include:

- 6 metre clear internal height
- 35kN per m² floor loading
- Electric roller shutter doors
- 3 Phase power

Location

Teal Trade Park is a prominent and established trade scheme fronting the busy Colwick Loop Road (A612) which forms the eastern gateway to Nottingham City Centre less than 5 miles away.

The trade park sits adjacent to the Aldi Supermarket and complimentary retail to the surrounding residential developments of Persimmon Homes, Charles Church and Avant Homes which are providing some 1,800 new houses.

The Colwick Loop Road has average daily traffic movements of 17,541 daily and 116,000 weekly.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 18	3,702	343.93	Available
Unit - 17	3,185	295.90	Available
Unit - 11	3,283	305	Available
Unit - 10	3,483	323.58	Available
Total	13,653	1,268.41	

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