



# To Let

**Cost-effective workshop / self-storage space  
refurbished and Immediately Available.**

- Refurbished and Immediately available
- Clear span, open plan accommodation
- 24 hour access, 7 days a week
- Ideal for start-ups
- Flexible 24 month terms available on an all-inclusive rent

## **Armitage Business Park - Workshop**

Private Road No.3, Colwick, NG4 2BA

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**450 to 1,700 sq ft**

41.81 to 157.94 sq m

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**Reference: #183310**

# Armitage Business Park - Workshop

Private Road No.3, Colwick, NG4 2BA



## Description

On completion, the property will comprise a range of self-contained business units / workshops suitable for a variety of uses (STP). Each unit will provide clear span, open plan accommodation, available individually, or as a combined package with the ancillary warehouse and office space also being provided on site.

The units are undergoing a full refurbishment and are available from Spring 2024. They will benefit from the following specification:

- Solid concrete floors
- LED lighting
- Dedicated loading bays and facilities
- Goods lift access throughout
- W/C facilities on each floor
- Security alarm and CCTV
- On-site car parking
- Manned reception & 24/7 access

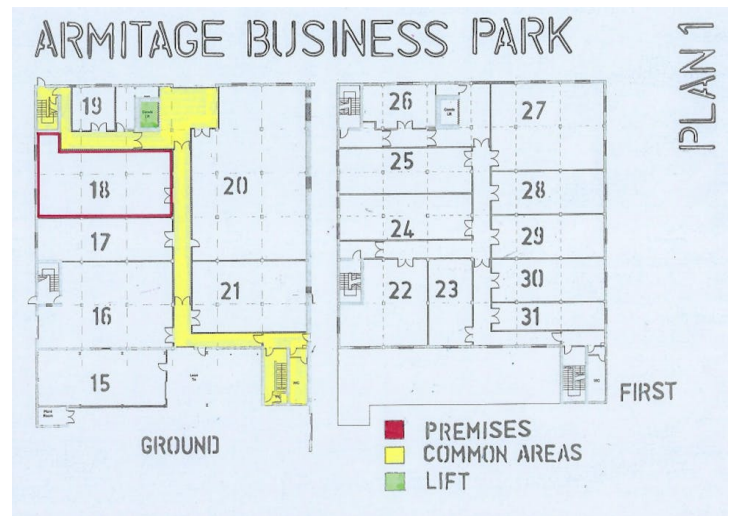
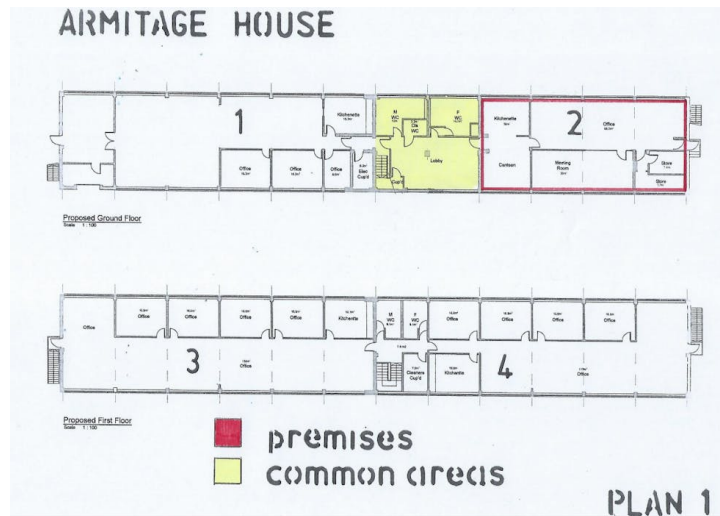
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - Studio 2	1,700	157.94
Unit - Unit 18	1,350	125.42
Unit - Unit 27	1,400	130.06
Unit - Unit 28	700	65.03
2nd - Unit 34	900	83.61
2nd - Unit 35	900	83.61
1st - Unit 31	450	41.81
2nd - Unit 37	1,400	130.06
<b>Total</b>	<b>8,800</b>	<b>817.54</b>

# Armitage Business Park - Workshop

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## Location

Armitage Business Park is situated to the south side of Private Road No.3 in Colwick, approximately 5 miles east of Nottingham city centre.

Private Road No.3 is accessed via the Colwick Loop Road (A612), which provides direct route into Nottingham city centre and enables onward connections to surrounding suburbs. The Gedling Access Road completed in 2022 and facilitates links to the north of the city. J24-26 of the M1 Motorway and the A1(M) are also accessible at approximately 10 and 18 miles respectively.

The local area has seen significant investment over recent years, including the construction of a new Sainsbury's supermarket opposite the subject site, which together with Victoria Retail Park provides a wealth of local amenities.

Public transport connections are available via a short walk, with bus stops on Private Road No.1 & 2, and rail connections at the nearby Netherfield Train Station.

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## Gemma Constantinou

07936 038873

gemma.constantinou@jll.com

## Tom Benson

07711959496

thomas.benson@jll.com