SABRE

INDUSTRIAL PARK

Colwick Industrial Estate | Nottingham | NG4 2JT

Modern high bay warehouse units on a 24/7 secure site

Units available from 35,731 to 86,472 sq.ft (3,320 to 8,034 sq.m)

- 10m eaves
- Level access loading doors
- Large loading canopies
- 24/7 site security
- 4 miles from Nottingham City Centre

SABRE INDUSTRIAL PARK

35,731 sq.ft to 86,472 sq.ft

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 dualled A46 and the A52 which in turn provides links to the A1(M) and M1 trunk roads.

An additional entrance to the estate has recently been constructed serving a new mixed retail and leisure development whilst adjoining the estate is the Victoria Retail Park whose occupiers include Morrisons, M&S Foods, B&Q and Halfords together with a JD gym.

Other occupiers within the Colwick Industrial Estate include Ken Wilkins Print, City Electrical Factors, Hillarys and Kuehne and Nagel.

B&Q Sainsbury's KUEHNE+NAGEL CEF YOUR ELECTRICAL EXPERTS The Wilkins Group HILLARYS ROL PARK LOGISTICS

Description.

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 with the benefit of CCTV across the whole site.

The units are arranged in two principal clusters of interconnecting warehouses benefitting from eaves height of 10m.

Loading is via a range of power assisted roller shutter doors at dock and ground level accessed from a number of covered loading canopies. The units benefit from high bay lighting throughout.

Additional WC and/or office accommodation can be provided within individual units depending upon occupiers bespoke requirements.

SABRE INDUSTRIAL PARK

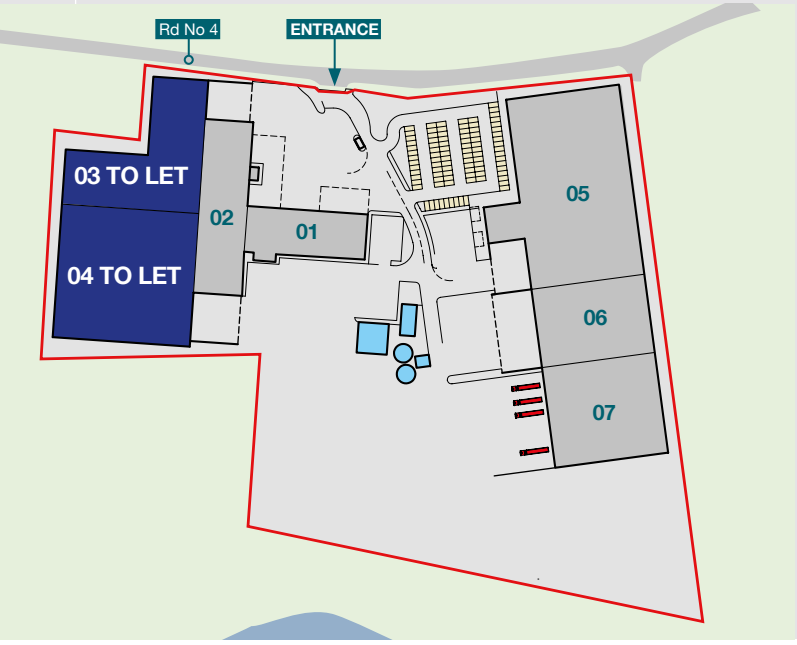
Accommodation

		SQ.FT	SQ.M
Unit 3	Warehouse	30,612	2,843.95
	Canopy	3,912	363.44
	Office	1,206	112.04
	Total	**35,731**	**3,319.52**
Unit 4	Warehouse	44,972	4,178.04
	Canopy	5,769	535.96
	Total	**50,741**	**4,713.99**
Overall Total		**86,472**	**8,033.51**

10M EAVES

POWER ASSISTED LEVEL ACCESS DOORS

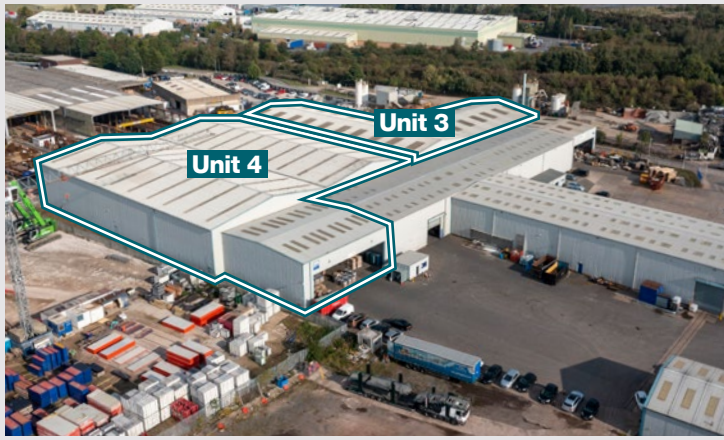
COVERED LOADING BAY



UNIT 4

UNIT 4

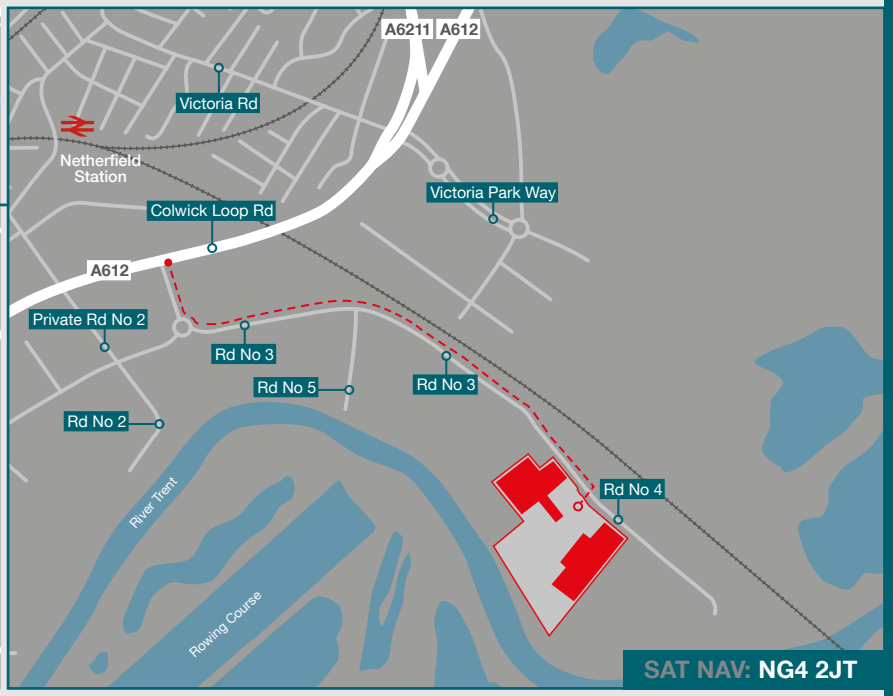
UNIT 3



UNIT 3

SABRE INDUSTRIAL PARK

COLWICK INDUSTRIAL ESTATE | NOTTINGHAM | NG4 2JT



Planning.

The property has planning consent for B8 Use (Storage & Distribution) in accordance with the Town & Planning (Use Classes) Order 1987 and subsequent amendments.

Alternative uses may be permitted although interested parties are advised to liaise directly with the Local Planning Authority.

Tenure.

The premises are available on a leasehold basis only.

Rent.

Quoting terms available directly from the agents.

Estate Service Charge.

An Estate Service charge is applicable with details available from the marketing agents.

EPC.

Sabre Industrial Park has an energy Performance rating of C(56), EPC of individual units will be made available when to hand.

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