

# First Floor Office

Greenwood House, Colwick, NG4 2JY

First Floor: 2,964 ft<sup>2</sup> (275.41 m<sup>2</sup>)



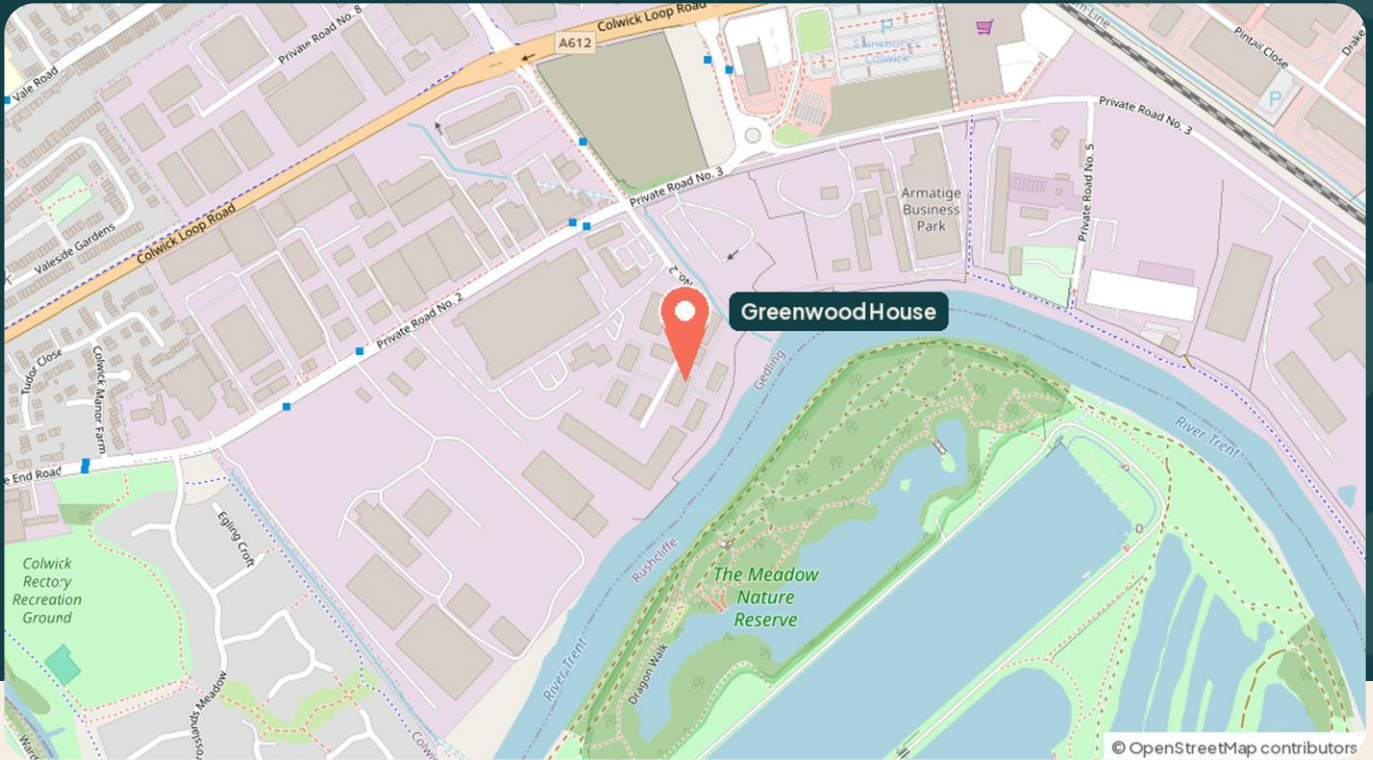
## To Let



**Cited**  
PROPERTY

[cited.co.uk](http://cited.co.uk)  
0208 076 6666

## Location



Greenwood House is located on **Colwick Quays Business Park**, an established commercial location approximately 3 miles from **Nottingham City Centre**.

The park sits close to the **A612 Colwick Loop Road**, providing fantastic transport links into the city and the wider road network.

Nearby amenities include supermarkets, drive-thru restaurants and **Victoria Retail Park**.

Neighbouring occupiers on the business park include **Cellomatics**, **Copley**, **Whistl**, **SMC Design** and **Europa**.



[Click here](#) for  
Google map link



## Accommodation

The first floor of a modern, purpose-built, two-storey detached office building with on-site car parking.

Open plan offices with meeting rooms, passenger lift, kitchen, WCs, LED lighting and air conditioning.

| Net Internal Areas | SQ FT        | SQ M          |
|--------------------|--------------|---------------|
| First Floor        | 2,964        | 275.41        |
| <b>Total</b>       | <b>2,964</b> | <b>275.41</b> |

## Rent

Quoting rent £37,500 per annum exclusive.

## VAT

VAT is applicable at the prevailing rate.

## EPC Rating

The property has an EPC rating of 69, falling within Band C.

## Terms

The first floor is available by way of a new lease for a term by agreement.

## Business Rates

The first floor will need to be separately assessed for business rates. Interested parties should make their own enquiries with Gedling Borough Council.

This information is for guidance only and all parties are advised to check themselves with the local billing authority.

## Service Charge

A service charge will be payable towards the upkeep and maintenance of the common parts of the building. Further details upon request.

## Planning

It is understood that the property has an established consent for Use Class E (Commercial, Business and Service). All parties should verify this themselves.



## Viewing

All viewings are strictly by prior appointment. For further information or arrangements to inspect please contact:

**Dom Alston**  
dom@cited.co.uk  
07351 576514

**Oliver Marshall**  
oliver@cited.co.uk  
07386 200076



**Cited**  
PROPERTY

cited.co.uk  
0208 076 6666