

Colwick Gateway

Nottingham NG4 2JS

- › 19 new trade counter and industrial/warehouse units
- › 3,627 – 27,788 sq ft (units 7-11 combined)
- › Well-established industrial estate

To let

Sainsburys

MKM Building
Supplier

A612

Colwick Loop Road

Ken Wilkins
Print


River Trent

Colwick Quays
Business Park

Jewson

Hunter Douglas

A development by:

Chancerygate 

Planning permission secured

Colwick Gateway

A prime trade and industrial Location



Colwick Gateway is in a well-established industrial location in Nottingham with a prominent roadside position. There are a wealth of retail and industrial occupiers surrounding the site, and it has a 173m frontage to the A612 Colwick Loop Road. 1.06 billion vehicle miles were travelled on roads in Nottingham in 2022*.

A new Sainsbury's foodstore and MKM Builders Merchant are now trading adjacent to the site. Other notable occupiers in the area include Jewsons, CEF, Biffa Waste Services, PureGym and Morrisons.

Nottingham's economy is one of the fastest growing of any UK city with a year-on-year economic growth figure of 2.5%**.

Over 323,000 people currently live in Nottingham City Centre with over 806,000 in the current metro area population***.



One of England's fastest growing economies



90% of Britain's population can be reached within a 4-hour drive



Employment in the logistics sector is forecast to experience growth



Nottingham has an employment rate of 75%



115 miles (2 hours 20 mins) from Liverpool Port



15 miles (32 mins) from East Midlands airport

*Department for Transport website. **Nottingham City Council. ***World population review.





Accommodation

All areas are approximate on a GEA (Gross External Area) sq ft basis.

Unit	Warehouse	First Floor Offices	Total
1	4,682	-	4,682
2	3,950	-	3,950
3	3,627	-	3,627
4	4,929	-	4,929
5	4,262	-	4,262
6	4,262	-	4,262
7	4,004	1,323	5,327
8	3,412	1,130	4,542
9	3,487	1,151	4,638
10	5,220	1,410	6,630
11	5,231	1,420	6,651
12	6,824	1,689	8,513
13	6,038	1,496	7,534
14	5,737	1,432	7,169
15	6,113	1,808	7,921
16	6,264	1,679	7,943
17	6,705	1,808	8,513
18	13,906	1,937	15,843
19	23,088	3,476	26,564



- Trade counter
- Industrial/warehouse

Planning Use

E(g) (formerly B1c), B2 and B8 (industrial and warehouse) uses.

Terms

Available on a leasehold basis.

Units 1-19

3,627 up to 27,778 sq ft (units 7-11 combined)

General Specification

Flexible trade units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.

First Floor



Fitted first floor offices



Comfort cooling/heating



Kitchenette



Raised floor



WCs & shower facilities



Lift Unit 19

Warehouse/Industrial



8.5m clear internal height



37.5kN sq m floor loading



Ability to combine units



12 year collateral warranty available



Electric loading doors



Electric car charging points



Private gated yards



24/7 access available

Colwick Gateway



CGI of Colwick Gateway



Previous Chancerygate development



Previous Chancerygate development



Green credentials

We take a forward-thinking approach to consider and minimise the impact of our developments on the environment throughout the course of their life cycle, from design and construction through to operation. Working with leading sustainability consultants, Chancerygate embrace the latest technologies and methods to achieve future-proof solutions.



Low air permeability design

15%
warehouse roof
lights increasing
natural daylight

Photovoltaic
panels on
all units

Targeting
BREEAM
'Excellent'

Targeting
EPC A+

High
performance
insulated cladding
and roof
materials

Exterior
and interior
storage to
encourage
cycling to
work

Active
and passive
Electric Vehicle
charging
points

Low
speed limit
restrictions to
reduce
emissions

Landscaping
including
native and
non-native
species



Colwick Gateway



colwickgateway.co.uk

Travel Distances

Road:

M1 (J25)	11 miles
Nottingham City Centre	4.4 miles
Derby	20 miles
Leicester	30.3 miles
Birmingham	53.4 miles
Coventry	54.1 miles
London	129 miles

Rail:

Netherfield Railway Station	0.3 miles
Nottingham Railway Station	3.3 miles

Airport:

East Midlands Airport	15.6 miles
Birmingham Airport	50.4 miles

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Nottingham NG4 2JS

owner.estate.wiping

More information available
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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted, February 24.

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