

Colwick Gateway

Nottingham NG4 2JS

- › 19 new trade counter and industrial/warehouse units
- › 3,627 – 26,564 sq ft
- › Well-established industrial and trade location

For sale/
To let



A development by:
Chancerygate

Planning granted

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.

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**.



*Nottingham City Council. **World population review.





Colwick Gateway

Established roadside, trade and industrial location.

Prominent position with 173m frontage to the Colwick Loop road (A612).

The Colwick Loop road (A612) is the principle dual carriageway in east Nottingham providing direct access to the city centre (4.4. miles away).

The site is located approx. 8.7 miles from junction 26 of the M1 (northbound access) and 12.8 miles from junction 24 of the M1 (southbound access).



One of England's
fastest growing
economies



Nottingham has
an employment rate
of 75%



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



15 miles
(32 mins) from East
Midlands airport



Employment in the logistics
sector is forecast to
experience growth



115 miles
(2 hours 20 mins) from
Liverpool Port

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



Planning Use

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

Terms

Available on a freehold or leasehold basis.

Trade Units 1-6

3,627 up to 25,712 sq ft (units 1-6 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 with no first floors.



6.5m clear
internal height



37.5kN sq m
floor loading



Electric
loading doors



Ability to
combine units



Minimum 15%
roof lights



12.6m
yard depth

- 24 / 7 use
- 12 year collateral warranty



Colwick Gateway



CGI of development



Previous Chancerygate development



Previous Chancerygate development



Previous Chancerygate development

Industrial and Warehouse Units 7-19

4,542 up to 26,564 sq ft

General Specification

Flexible industrial/warehouse unit with fully fitted first floor offices.

First floor offices:



Comfort cooling/
heating



Fitted
reception



Kitchenette



WCs



Lift
unit 12, 15, 17, 18, 19



Raised floor
unit 9

Warehouse/industrial:



8.4m clear
internal height



37.5kN sq m
floor loading



Electric
loading doors



Minimum 15%
roof lights



Private gated
yard unit 19



Electric car
charging points

- 24 / 7 use
- 12 year collateral warranty



Colwick Gateway



CGI of development



Previous Chancerygate development



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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

High
performance
insulated cladding
and roof
materials

Active
and passive
Electric Vehicle
charging points

Exterior
and interior
cycle storage to
encourage
cycling to
work

Landscaping
including
native and
non-native
species

Targeting
BREEAM
'Very Good'

Targeting
EPC A

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

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. September 2025.

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