



## **MODERN SELF-CONTAINED OFFICES, WORKSHOP AND STORAGE UNIT NOW AVAILABLE ON PARK LANE BUSINESS PARK, BASFORD**

This property offers modern high specification office space alongside a small workshop/storage area with an electric roller shutter door and 7 onsite car parking spaces. Ideally suited internally for any potential office occupier to take immediate occupation, benefiting from Cat 5 cabling, carpeting throughout, suspended ceilings with strip lighting, electric heaters and air conditioning to name a few.

The unit offers a clear span office space alongside a separate board room and partitioned offices which all benefit from perimeter trunking alongside two WCs and kitchenette. This unit uniquely benefits from superb security provisions from CCTV, security alarm, telescopic posts, fob access and security lighting on the exterior alongside sliding security grilles on the windows.

The premises are located within the popular and well-established Park Lane Business Centre in Basford approximately 4 miles north of Nottingham City Centre. The premises offer good access to major arterial routes including A611 (leading to Junction 27 of the M1) and the A610 (leading to Junction 26 of the M1) and measures in at 201m<sup>2</sup> (2,165ft<sup>2</sup>).

Anthony Barrowcliffe of FHP comments: -

*"I am delighted to offer to the market this unique hybrid unit and feel it offers excellent office space ready for immediate occupation for any potential tenant requiring out of town office space alongside additional storage/workshop facilities.*

If you are interested in this property, then please get in touch and we would be pleased to advise you on this or other options available. For further information please do not hesitate to contact Anthony Barrowcliffe of FHP on 0115 841 1148 or [anthony@fhp.co.uk](mailto:anthony@fhp.co.uk).

END

Anthony Barrowcliffe  
Date: 28<sup>th</sup> February 2018