

Modern business park office building located on the established Nottingham Business Park

From 392m² to 915m²
(4,218ft² to 9,849ft²)

- Close access to Nottingham and J26, M1
- High quality accommodation over two open plan floors
- Available as a whole or on a floor by floor basis
- 50 marked parking spaces – more available through double parking
- Well serviced with local amenities and public transport links



TO LET



Location



Gallery



Video



Contact



Location

The property is located on the established Nottingham Business Park development located off the A6002 Woodhouse Way, providing easy access to the A610 and Junction 26 of the M1 Motorway which is within 4 minutes drive.

The business park houses well established and long standing occupiers such as Source Bioscience, Catalent, East Midlands Ambulance Service and Highways England, among others.

The location benefits from excellent public transport links with bus stops within a short distance which provide regular access to and from Nottingham City Centre. The business park benefits from good quality tenant amenities such as Aldi supermarket and the Holly Tree Farm Dining & Carvery.

Description

The property comprises a self contained two storey office building with excellent quality open plan office accommodation on both floors. The property has recently been refurbished and provides the following specification:

- Raised access floors with floor boxes including power and data
- Lift to first floor offices
- Suspended ceilings with inset modern lighting on motion sensors
- Central heating throughout
- Air conditioning/cooling in part





Floor Areas

Floor	m ²	ft ²
Ground Floor Reception	41	440
Ground Floor Offices	392	4,218
First Floor Offices	433	4,658
Second Floor Plant & Storage	50	533
Total	916	9,849

(This information is given for guidance purposes only)

Car Parking

The property benefits from a large car park which is secured by way of an electric security barrier. There are 50 marked spaces with more available by way of double parking if necessary.

Rent

The whole of the property is available at a quoting rent of:

£140,000 per annum exclusive

Alternatively each floor is available at a quoting rent of:

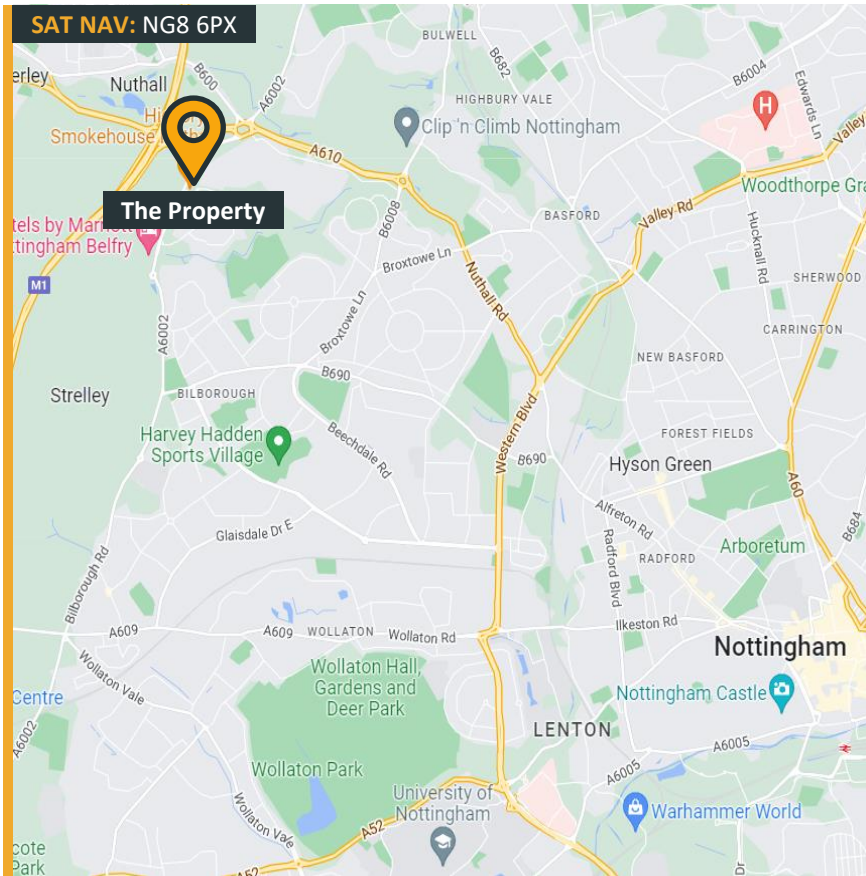
£70,000 per annum exclusive

VAT

VAT is applicable on the rent.

EPC

The EPC Rating for the property is C56. A copy of the EPC Certificate is available upon request.



Service Charge

The tenant will contribute to an estate service charge.

Business Rates

Rateable Value: £110,000

Rates Payable 2022/2023: £56,320

The assessments can be split for lettings of individual floors.

(This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries of the Local Authority).

Further Information

For further information or to arrange a viewing please contact:-

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Or contact our joint agent:

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