

## Newly refurbished office suite within high quality landmark building

103.22m<sup>2</sup>  
(1,111ft<sup>2</sup>)

- Easy access to ring road, A52 and City Centre
- Newly refurbished office space
- Air conditioning, lift, fibre broadband
- Modern courtyard garden
- Great natural light with floor to ceiling windows
- On-site parking
- Available on new lease terms



**TO LET**



Location



Gallery



Video



Contact

## Location

Cardinal Square is situated in a prominent location, at the junction of the A52 and inner ring road providing excellent access around the City, the M1 at Junction 25 and the A38. The City Centre is a short walk away, with the bus station 10 minutes walk and the mainline railway station 15 minutes walk.

The property is accessed via Old Nottingham Road, which links to the City Centre, inner ring road/A52 and the A61 Sir Frank Whittle Road.

## The Property

Cardinal Square is a landmark multi tenanted office building providing high quality office accommodation. The building benefits from two reception entrances and a modern office garden providing excellent break out space for sole use of the tenants.

Suite A is situated on the third floor and is accessed via the East Point entrance. The accommodation comprises newly refurbished office space with kitchen and shared WC's.

Cardinal Square benefits from; Air conditioning, passenger lifts, perimeter trunking, LED lighting, on-site car parking, expandable fibre optic broadband communication, on-site building manager and landscaped quadrangle with recreation areas.





## Accommodation

The suite has the following approximate net internal floor area:

Suite B Third Floor East	m <sup>2</sup>	ft <sup>2</sup>
<b>Total</b>	103.22	1,111

(These measurements are given for information purposes only and prospective tenants are advised to undertake their own measurements of the property prior to contract).

There are further suites available within Cardinal Square ranging in size up to 640.36m<sup>2</sup> (6,893ft<sup>2</sup>). Please contact the agents for further information.

Floor plans are available on request.

## Car Parking

The building benefits from a secure private car park with barrier entry. The car parking ratio is approximately 1:500.

Further spaces are available within 200m of the building at an additional cost.





## Service Charge

A service charge is payable for the common facilities. The current service charge budget is £5.89 per ft<sup>2</sup>.

## Business Rates

The rates will need to be assessed upon occupation. As a guide the Rates payable are currently in the order of £5.00 per ft<sup>2</sup> per annum. For further information please contact the agents.

## Legal Costs

Each party will be responsible for their own legal and professional fees.

## VAT

All figures quoted are exclusive of VAT.

## Energy Performance Certificate

The property has an Energy Performance Certificate rating of BCB.



## Terms/Rent

The accommodation is available to let by way of a new lease for a period to be agreed at a rent of:-

**£14,443 per annum**

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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Or contact our joint agent, Innes England - 01332 362 244



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