

1 Priory Court | Derby Road | Nottingham | NG9 2TA

Modern two storey self contained office building available with car parking close to A52 Ring Road

515m²
(5,543ft²)

To be
refurbished

- To be refurbished to a high standard throughout
- Located just off the A52 Derby Road within easy reach of Nottingham City Centre and beyond
- Fantastic levels of on-site car parking outside the workplace parking levy
- Self contained glazed entrance lobby/reception



TO LET



Location



Gallery



Video



Contact



Location

The property is located just off the A52 Derby Road which is approximately 8 minutes drive from Nottingham City Centre.

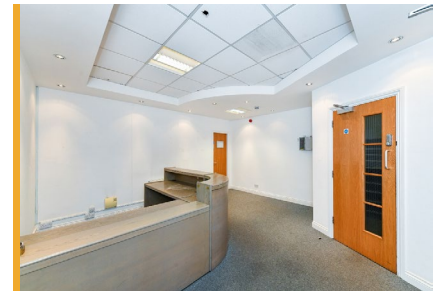
The property also benefits from excellent access to Nottingham's outer Ring Road network and Junction 25 of the M1 Motorway to the west.

Description

The property comprises a modern semi-detached office building which is to be refurbished to a high standard throughout. The proposed refurbishment will include:

- Brand new heating/cooling system
- New floor coverings throughout
- New kitchen facilities
- New WC and shower facilities
- Redecoration throughout
- Open plan floor plates
- New suspended ceilings with new LED lighting

The office benefits from 30 designated on-site car parking spaces.





Floor Areas

From measurements taken on site we calculate the property has the following Net Internal Areas:

Floor	M ²	Ft ²
Ground Floor	260	2,798
First Floor	255	2,755
Total	515	5,543

(This information is given for guidance purposes only)

Rent

The office is available as a whole or on a floor by floor basis on new lease terms and we are quoting rents of:

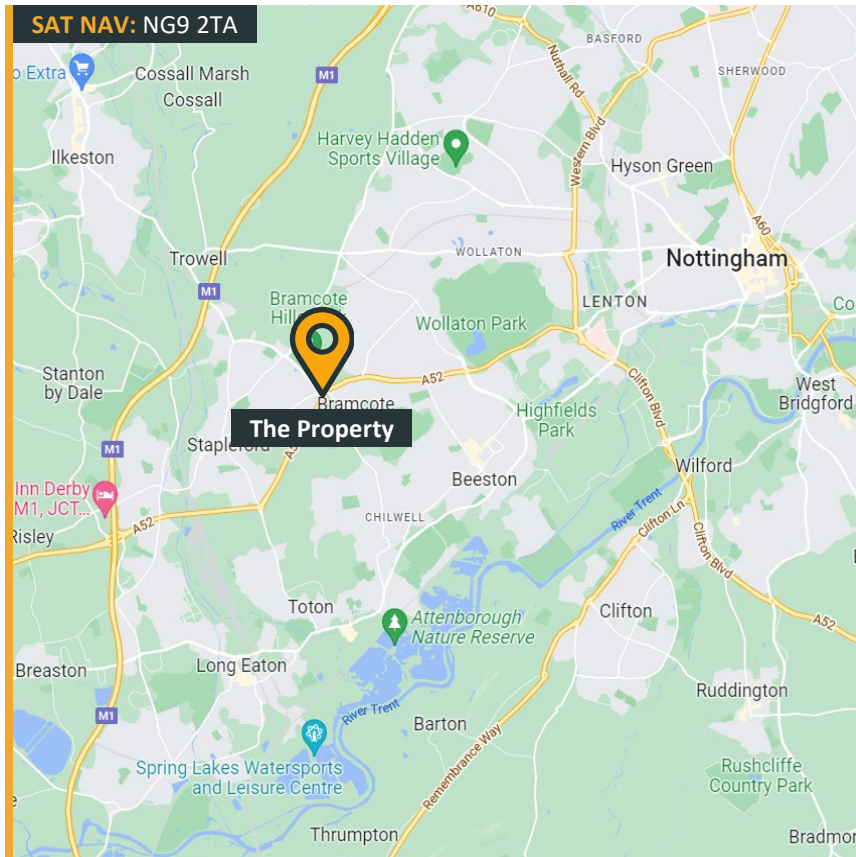
Floor	Rent
Ground Floor	£41,500 per annum
First Floor	£41,500 per annum
Ground & First Floors	£83,000 per annum

Service Charge

A service charge will be levied to cover the maintenance and upkeep of the external common areas. Guide figures are available by way of the agent.

EPC

The EPC Rating for the property is currently C-70.



Business Rates

From enquiries of the Valuation Office website we understand the following:

Rateable Value: £ 59,500

Rates Payable: £ 29,690.50

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

VAT

We understand that VAT will be payable at the standard rate upon the rent and service charge due.

Further Information

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

Amy Howard

07887 787 894

amy.howard@fhp.co.uk

John Proctor

07887 787 880

johnp@fhp.co.uk



Fisher Hargreaves Proctor Ltd.

10 Oxford Street
Nottingham, NG1 5BG

fhp.co.uk

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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.