

Ground Floor | Blenheim Court | 86-88 Mansfield Road | Nottingham | NG1 3HD

Good quality open plan offices available within minutes walk of the City Centre with car parking

297m²
(3,200ft²)

- Prominent location within minutes' walk of Nottingham City Centre
- Plethora of nearby amenities
- 6 designated car parking spaces
- Excellent transport links
- Available immediately



TO LET



Location



Gallery



Video



Contact



Location

The property lies just off Woodborough and Mansfield Road, one of the main arterial routes leading from the City Centre. The property has good connections to Junction 26 of the M1 motorway, approximately 5 miles north-west of the subject property.

Blenheim Court is located in a prime area directly opposite Victoria Centre Shopping Mall providing a plethora of retail and leisure facilities within close proximity, as well as being situated within minutes walk to Trinity Square, Nottingham Royal Concert Hall and Nottingham Trent University. By virtue of its location, the property benefits from several bus routes served from the Victoria Bus Station with the NET Tram and Nottingham Train Station also within walking distance.

Floor Areas

From measurements taken on site we calculate the property has the following Net Internal Area (NIA):

297m² (3,200ft²)

(This information is given for guidance purposes only)

Car Parking

Up to 6 car parking spaces are available with an additional 2 being available by way of licence.





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Description

The property comprises ground floor office accommodation situated within a terrace building of brick construction with a pitched tiled roof. The specification includes the following:

- Raised floor boxes incorporating Cat 5 cabling
- Grey carpet tiles throughout
- Air conditioning
- Kitchen and WC facilities
- Gas fire central heating system
- Partitioning in part providing a meeting room
- Suspended ceiling with LED lighting
- Intercom system
- 6 designated car parking spaces

Business Rates

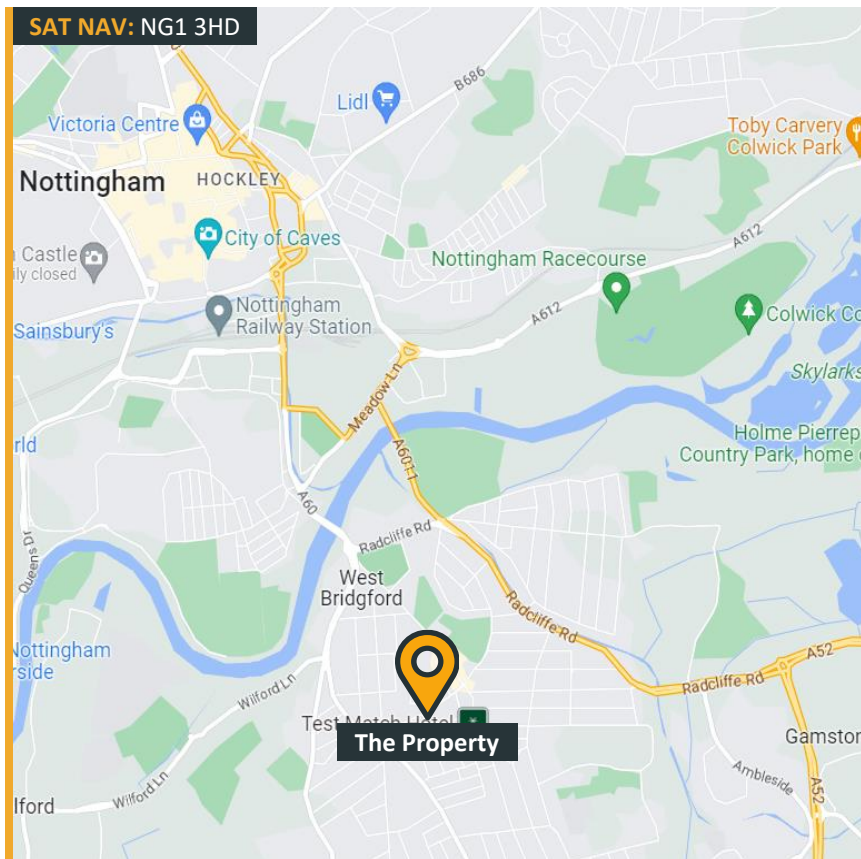
From enquiries of the Valuation Office website we understand the following:

Rateable Value from 1 April 2023: £37,500

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries of Nottingham City Council.)

EPC

The property has an EPC rating of **B-50**.



Rent

A new lease is available at a rental of:

**£32,000 per annum exclusive
(Thirty two thousand pounds)**

VAT

We understand that VAT will be payable at the standard rate upon the rent, service charge and all other payments due under the lease.

Further Information

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

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Please **click here** to read our "Property Misdescriptions Act". E&OE.