

Fantastic opportunity to rent a highly refurbished two storey self contained office premises with ample parking within a popular science park location

107m² to 214m²
(1,150ft² to 2,300ft²)

- Recently refurbished offering high quality office space throughout
- Excellent location situated on the popular and well established Nottingham Science Park
- In close proximity to Nottingham University, Queens Medical Centre and the A52 ring road, one of Nottingham's main arterial routes
- NET tram stop within walking distance of the site
- 4 designated car parking spaces available per unit with a generous amount of visitor parking



TO LET



Location



Gallery



Video



Contact



Location

The property is located on the popular and well-established Nottingham Science Park, accessed off University Boulevard and a short distance from Nottingham's ring road, the A52, one of Nottingham's main arterial routes.

The property is within a short drive from Nottingham City Centre with excellent accessibility to Junctions 24, 25 and 26 of the M1 motorway. The location benefits from excellent public transport links with the NET Tram Network and regular bus routes running down University Boulevard, a short walk from the offices.

Description

The properties comprise a two storey self contained mid and end terrace office building. The accommodation is split across two floors and has recently undergone an extensive refurbishment to provide the following high standard specification throughout:

- New flooring finishes including new carpet and vinyls
- Suspended ceiling with Inset 2 lighting
- Kitchenette facilities
- Male and female WC facilities
- Cat 5 data and power cabling throughout
- Newly installed air conditioning units
- 4 designate car parking spaces per unit
- Open plan floorplate
- Security roller shutter doors throughout





Floor Areas

We understand from measurements taken on site that the property has the following Net Internal Areas:

Unit	m ²	ft ²
Unit 1	107	1,150
Unit 2	107	1,150
Units 1 & 2	240	2,300

(This information is given for guidance purposes only)

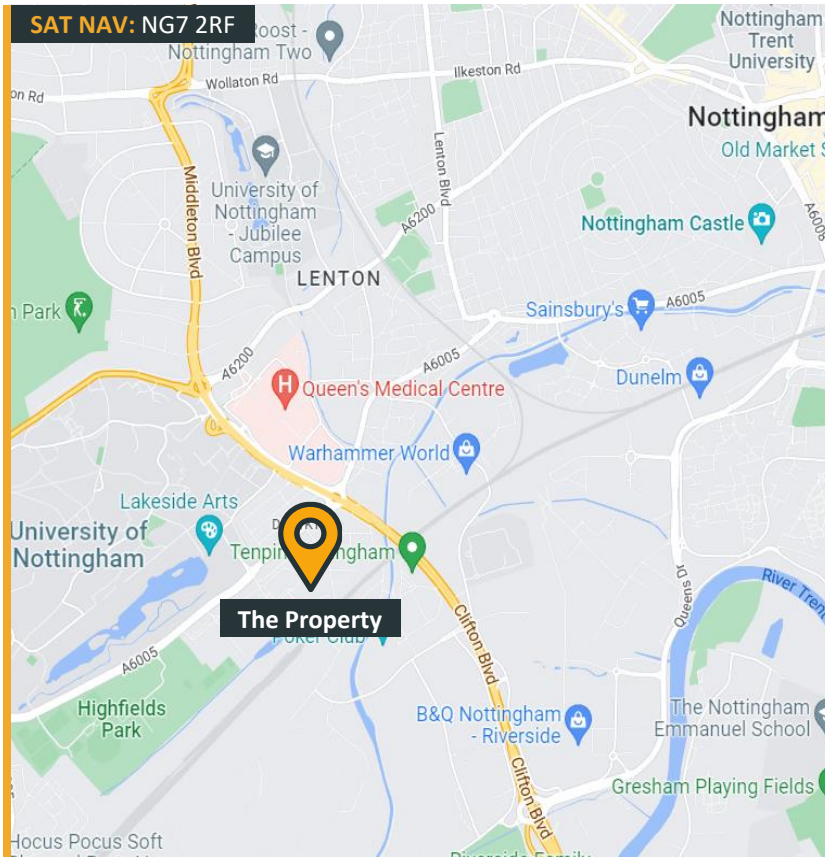
Rent

The premises are available on a new lease for a term to be agreed and we are quoting a rent of:

Unit	Rent
Unit 1	£18,500 per annum
Unit 2	£17,000 per annum
Units 1 & 2	£35,500 per annum

Business Rates

The property previously formed part of a wider valuation and therefore will require a new assessment upon occupation.



VAT

VAT is applicable on the rent and service charge due at the standard rate.

Service Charge

A service charge will be levied to cover the maintenance of the wider estate. Further information is available by way of the agent.

EPC

Unit 2's EPC rating currently runs at B – 41. Unit 1 is currently being reassessed and will be available in due course.

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.