

High quality single floor plate of Grade A offices located on the established NG2 Business Park within central Nottingham

465m² to 936m²
(5,000ft² to 10,071ft²)

- Second floor self contained office suite
- Capable of being occupied as a single floor or as two 5,000ft² suites
- High specification
- Good onsite car parking
- Located in one of Nottingham's most successful Business Parks
- Excellent access to the NET (tram)



TO LET

 Location

 Gallery

 Video

 Contact

 **FHP**
fhp.co.uk

The Property

The Curve comprises a high quality detached 30,000ft² office building providing three floors of circa 10,000ft² each. The ground and first floors are occupied by VF, the second floor is available as a whole or potentially can subdivide into two suites.

Location

The Curve is located within NG2 Business Park, Nottingham's most successful Business Park location being 1.5 miles south west of the City core.

Accessibility is very good:-

- By road from the A453
- By tram with the NET linking directly to Nottingham Station, the City Centre and to West Nottingham.
- Bus services run through the Business Park.
- Cycleways link NG2 to Lenton Lane, West Nottingham and Central Nottingham.

NG2 has an active business community with companies in the park including Experian, VF, Speedo and Specsavers amongst others.

Car Parking

There are 36 car parking spaces provided with the property.

EPC

The property has an EPC rating of C60.





Specification

The photographs and link to the video show the quality of the property, features include:-

- Lift and stairs serving all floors
- Male, female and disabled WCs and shower facilities
- Open plan offices
- Fully accessible raised floors
- Inset 3 compartment floor boxes
- Carpet and vinyl floor finishes
- Suspended ceiling with inset LED lighting
- Integrated comfort cooled / heated environment

Floor Areas

Our measurements indicate the net internal floor area is as follows:-

465m² to 936m² (5,000ft² - 10,071ft²)

These figures are for guidance purposes only – prospective Tenants are advised to make their own enquiries].

Rateable Value

The property will be reassessed for rates. The building is currently held on one assessment. Guide figures for the anticipated rates payable are available from the agents.

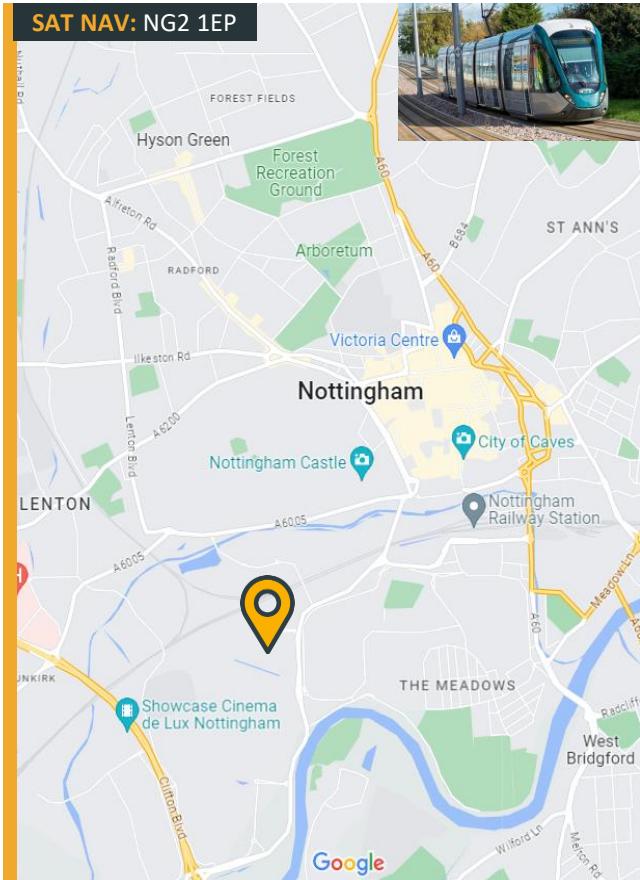
[These figures are for guidance purposes only – prospective Tenants are advised to make their own enquiries].

Service Charge

The tenant will contribute a fair proportion of the costs of upkeep and maintenance of the common areas, the car park and the exterior fabric of the property.

VAT

VAT is applicable at the standard rate.



Anti Money Laundering Regulations

In accordance with our legal requirements to HMRC, FHP will be required to verify the identity of the incoming tenant in accordance with HMRC guidelines. This may in circumstances involve requesting shareholder's with a 25% or more beneficial ownership verifying their identity.

Lease Terms

The suite is available on a new lease which is effectively fully repairing and insuring via the service charge provisions.

Rent

The entire floor is available at a rental of:-

£230,000 per annum
(Two hundred and thirty thousand pounds)

Further Information

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

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