

Unit 7 Chase Park | Daleside Road | Nottingham | NG2 4GT

## Office / hybrid unit available to purchase or rent with excellent parking facilities

453m<sup>2</sup>  
(4,880ft<sup>2</sup>)

- Opportunity for hybrid unit or good quality office suite situated across two floors
- Available to rent on a floor-by-floor basis with self-contained entrances at a competitive rent
- Designated car parking spaces with additional available via cul-de-sac
- In close proximity to amenities (Aldi, Costa drive-thru, Poundland & Smyths), park and ride and further public transport
- Situated within an established industrial location
- Level loading access door on ground floor
- Suitable for a variety of uses (STP)



**FOR SALE /  
TO LET**



Location



Gallery



Video



Contact



## Location

Situated along Daleside Road (A612) and approximately 1.5 miles east of the city centre, M1 Junction 24 can be accessed via the A453 inside a 25 minute drive time and J26 of the M1 to the north can be accessed via A610.

The location equally benefits from being in close conjunction with Nottingham Park & Ride, local bus routes and Nottingham Train Station.

## The Property

The property comprises an office suite situated across two floors with self-contained access points per floor. There is the opportunity to occupy the property as a whole or occupier on a floor-by-floor basis. Each floor offers a 'plug in and play' option, with the offices already fitted out.

There is a roller shutter door on the ground floor level providing a further opportunity for a hybrid unit and reinstating the ground floor space into a warehouse area.

The property benefits from ample parking with additional being available via a cul-de-sac.





## Floor Areas

| Floor            | m <sup>2</sup> | ft <sup>2</sup> |
|------------------|----------------|-----------------|
| Ground Floor     | 225            | 2,421           |
| First Floor      | 228            | 2,458           |
| <b>Total GIA</b> | <b>453</b>     | <b>4,880</b>    |

(This information is given for guidance purposes only.)

## EPC

The property has an EPC rating of **C – 62**.

## Service Charge

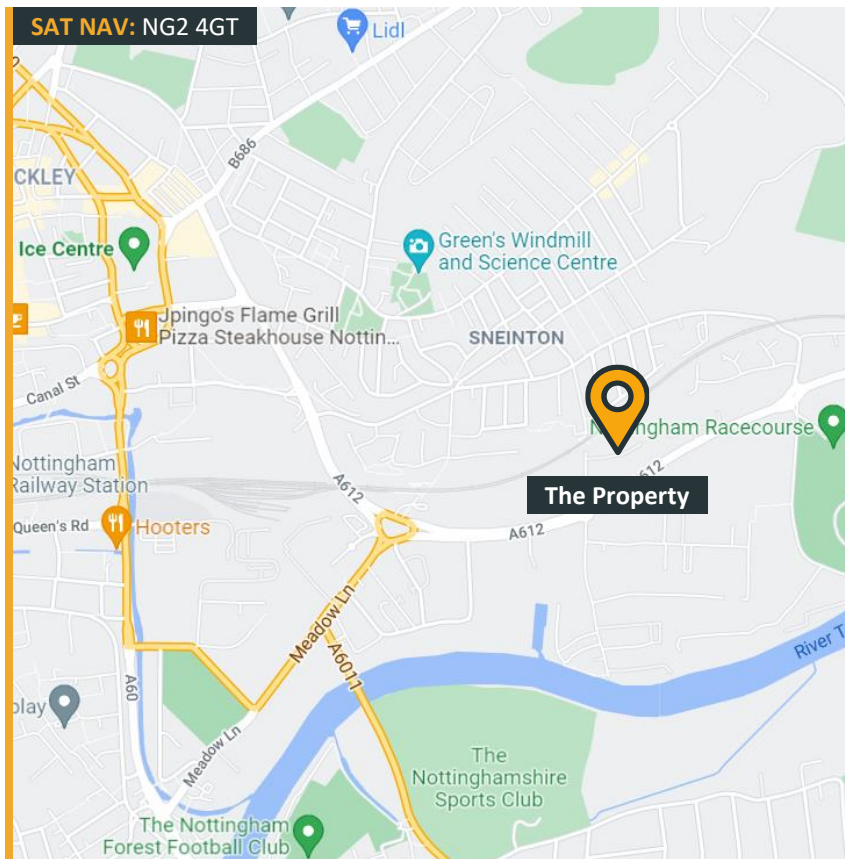
A nominal service charge will be levied to cover contributions towards the upkeep and maintenance of the estate and landscaping.

## Business Rates

Further information on business rates is available upon request from the agent.

## VAT

VAT will be applicable on the rent/price and service charge due.



## Lease Terms

A new full repairing and insuring lease term is available at a quoting rent of:

**£48,000 per annum exclusive**  
**(Forty-eight thousand pounds)**

There is also the option to rent the space on a floor-by-floor basis.

## Sale Price

The property is available to purchase on a freehold basis with part vacant possession and we are quoting a price of:

**Offers in the region of £575,000**  
**(Five hundred and seventy-five 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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