Serviced offices available on flexible terms with parking close to Nottingham City Centre

21m² to 95m² (226ft² to 1,020ft²)

- · All-inclusive rents
- Car parking spaces available
- Good access links to City
 Centre
- Flexible terms
- · Available immediately















To Let: 21m² to 95m² (226ft² to 1.020ft²)









Location

The property is located just off Gregory Boulevard, a short distance from the A60 Interchange. By virtue of its location, the unit has a plethora of nearby amenities including shops, cafes, restaurants and bars amongst a mixture of professional services in close vicinity.

The property benefits from being in close proximity to Nottingham City Centre, just 3 miles north, with excellent transport links to the City Centre.

Description

The property comprises an office building arranged over ground and first floor accommodation. The specification is as follows:

- · Open plan floor plates
- Cat 2 lighting
- · Air conditioning in part
- · Carpet tiles throughout
- WC and kitchen facilities available
- · Reception/entrance area
- · Car parking spaces available
- · Gas central fire heating system
- Trunking throughout leading to Cat 5 cabling

EPC

The EPC ratings are to be reassessed and will be provided in due course.









Sherwood House | 7 Gregory Boulevard | Forest Fields | Nottingham | NG7 6LB

To Let: 21m² to 95m² (226ft² to 1,020ft²)

















Floor Areas and Rent

Suite	m²	ft²	Rent Per Annum
Suite 1	95	1,020	£20,400
Suite 2			Let
Suite 3	28	300	£6,000
Suite 4	21	226	£4,500
Suite 7	53	570	£11,400
Suite 8	24	260	£5,200
Suite 9	62	670	£13,400
Suite 11	44	475	£9,500
Suite 12	40	426	£8,520
Suite 13	24	260	£5,200
Suite 14	25	269	£5,380
Suite 15	25	269	£5,380

Planning

The property is categorised as Use Class E and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

Business Rates

The business rates are to be confirmed. Guide figures are available by way of the agents.



Sherwood House | 7 Gregory Boulevard | Forest Fields | Nottingham | NG7 6LB

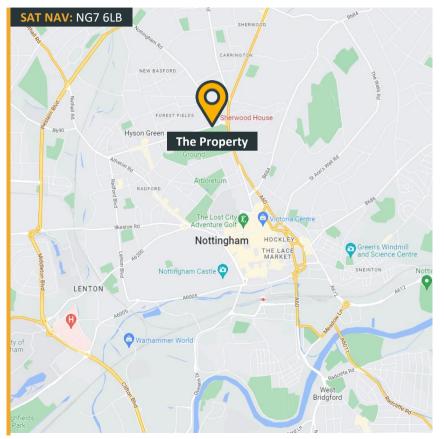
To Let: 21m² to 95m² (226ft² to 1,020ft²)











Lease Terms

A new lease is available for a term of years to be agreed. Please contact the agents to discuss space requirements and rental terms.

VAT

VAT applies to rent and 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:-

Ketlin Mäeorg 07929 673 232 ketlin@fhp.co.uk



Amy Howard 07917 576 254

amy.howard@fhp.co.uk

Fisher Hargreaves Proctor Ltd. 10 Oxford Street

10 Oxford Street Nottingham, NG1 5BG

fhp.co.uk

20/03/2024

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