

## Recently refurbished high quality two storey office building available situated on the well-established Nottingham Business Park

196m<sup>2</sup>  
(2,103ft<sup>2</sup>)

- Self-contained premises situated across two storeys offering modern office accommodation throughout
- Excellent car parking provisions available falling outside of Nottingham's Workplace Parking Levy
- Set within a landscaped area with views across the local countryside
- Suitable for a variety of uses (subject to planning)



**TO LET**



Location



Gallery



Contact



## Location

Nottingham Business Park is one of Nottingham's most successful out of town office locations within 0.5 miles of Junction 26 of the M1 providing excellent transport links. The park is located just off the A6002, Woodhouse Way, and is situated within a popular business estate location. The property is situated within easy access to nearby transport networks and is within easy reach of Nottingham City Centre which is only a few minutes away by car via the A610 or there are several bus routes which terminate at the business park. Nottingham Business Park is beautifully set in a landscaped open space with views across the local countryside and also benefits from being in close proximity to several local amenities including Aldi and Nottingham Belfry Hotel.

## Description

Ash Tree Court is configured in two terraces of contemporary design on Nottingham Business Park. Unit H4 offers a high quality, self-contained, mid-terrace unit offering natural light to both the front and rear elevations. The specification of the unit includes:

- High speed internet available
- Feature ceilings with integrated lighting
- Double glazing
- Kitchen and WC facilities
- Intercom system
- Air conditioning throughout
- Trunking incorporating Cat 5 cabling
- Alarm system
- Controlled site entry





## Floor Areas

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

**196m<sup>2</sup> (2,103ft<sup>2</sup>)**

(This information is given for guidance purposes only)

## Planning

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

## EPC

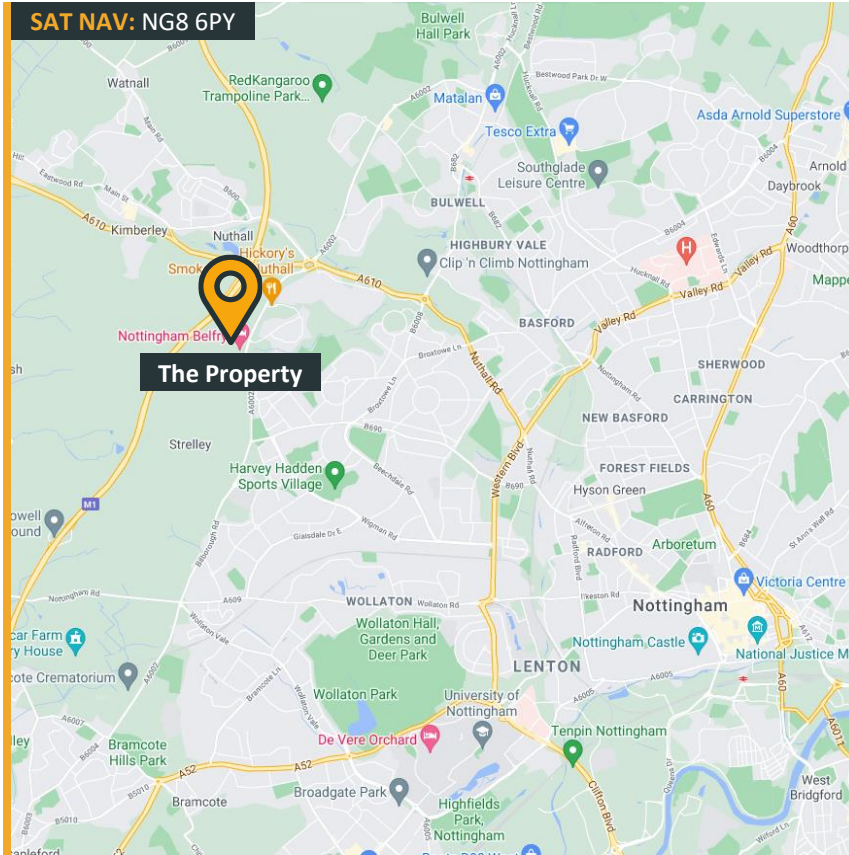
The suite has an EPC rating of **B-44**.

## Business Rates

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

**Rateable Value from 1<sup>st</sup> April 2023: £23,000**

(This information is given for guidance purposes only and prospective tenants should make their own enquiries of the local council.)



## Lease Terms

The property is available on a new lease for a term of years to be agreed at a quoting rent of:

**£29,000 per annum**  
**(Twenty nine thousand pounds)**

## VAT

VAT applies to the rent and service charge due.

## Further Information

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

**Amy Howard**  
07887 787 894  
[amy.howard@fhp.co.uk](mailto:amy.howard@fhp.co.uk)

**Ketlin Mäeorg**  
07929 673 232  
[ketlin@fhp.co.uk](mailto:ketlin@fhp.co.uk)

**Fisher Hargreaves Proctor Ltd.**  
10 Oxford Street  
Nottingham, NG1 5BG

[fhp.co.uk](http://fhp.co.uk)

14/03/2024



Please [click here](#) to read our "Property Misdescriptions Act". E&OE.