

## Detached freehold office building on a secure and gated site on the established Phoenix Business Park

1,562m<sup>2</sup>  
(16,809ft<sup>2</sup>)

- **REDUCED PRICE**
- Well established business park location
- Excellent public transport links
- Quick access to J26, M1 and Nottingham City Centre
- Adjacent to NET tram stop and park and ride
- Gated site with 69 parking spaces
- Available immediately with full vacant possession
- Suitable for educational / R&D and medical uses (STP)



**FOR SALE**



Location



Gallery



Video



Contact



## Location

Phoenix House is located on the well-established Phoenix Business Park, situated around 4 miles north of Nottingham City Centre. Phoenix Business Park is just off the A610 close to Junction 26 of the M1 Motorway. The NET tram and Park & Ride is within walking distance, offering quick and easy access into the Nottingham City Centre and Nottingham Train Station.

The business park includes amenities such as Premier Inn, Beefeater Restaurant and a good range of convenience facilities nearby.

## Description

The property comprises of a three storey detached office building with a gated car park and 69 allocated spaces. The office includes air conditioning, an 8 person lift and two staircases with WCs available on all floors.

Internally, the ground floor comprises a front reception area with individual offices and meeting rooms. The first and second floors comprises predominantly open plan office accommodation with kitchen and welfare facilities as each level.

The property is suitable for office use but could also be a suitable facility for alternative uses such as education, medical or life science sectors (subject to obtaining the appropriate planning consent).





## Floor Areas

We understand the property has the following Net Internal Areas:

Description	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	505	5,437
First Floor	528	5,685
Second Floor	528	5,685
<b>Total</b>	<b>1,562</b>	<b>16,809</b>

## Tenure

The property is available on a freehold basis with full vacant possession.

## Price

The property is available at offers in the region of:

**£1,200,000**  
 (One Million Two Hundred Thousand Pounds)

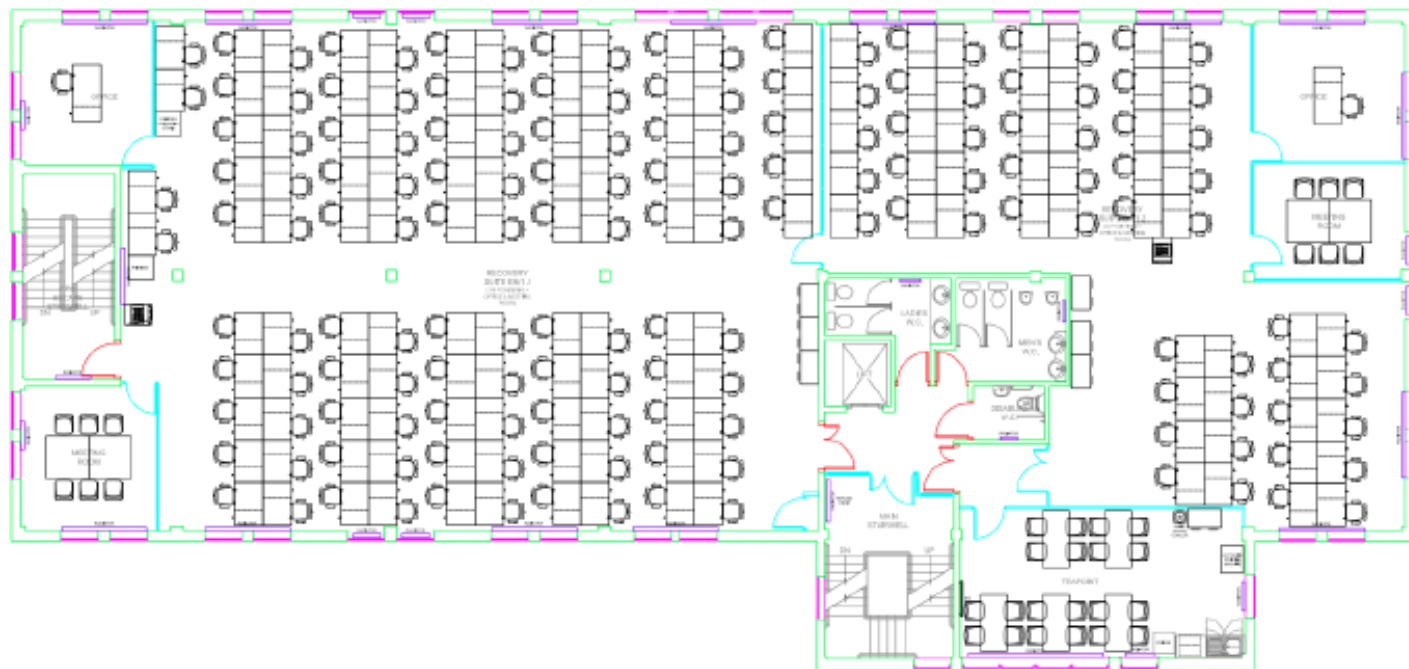
## Business Rates

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

**Rateable Value from 1 April 2023: £187,000**  
**Rates Payable 2023/24: £97,744 per annum**

(This information is given for guidance purposes only and prospective purchasers are advised make their own enquiries)

## Floor Plans













## VAT

VAT is applicable on the purchase price.

## EPC

The EPC rating for the property is C-75.

## Services

Mains electricity, water and gas are believed to be available to the premises. However, interested parties are advised to contact the relevant service providers for more information.

## Further Information

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

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