

Rare office investment situated on the popular Nottingham Business Park

234m²
(2,522ft²)

- End terraced modern office investment
- Let to TFS Facilities Services Ltd (Company Number: 12058482) at £38,000 per annum
- Lease commencement date of 10th January 2022 on a 10 year lease with 5 year break option
- Credit score of very low risk (91/100)
- Ample parking on site with good transport links nearby
- £475,000 reflecting a net initial yield of 7.6%



FOR SALE



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 via the A610, with several bus routes that terminate at the business park. Nottingham Business Park is beautifully set in a landscaped open space with views across the local countryside.

Description

Ash Tree Court is configured in two terraces of contemporary design on Nottingham Business Park. Unit H7 offers a high quality, self-contained, end-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





Accommodation

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

234m² (2,522ft²)

(This information is given for guidance purposes only.)

EPC

The property has an EPC rating of **D-88**.

Business Rates

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

Rateable Value from 1st April 2023: £27,750

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

Tenancy

Tenant: DFS Facilities Services Limited

Lease expiry: 9th January 2032

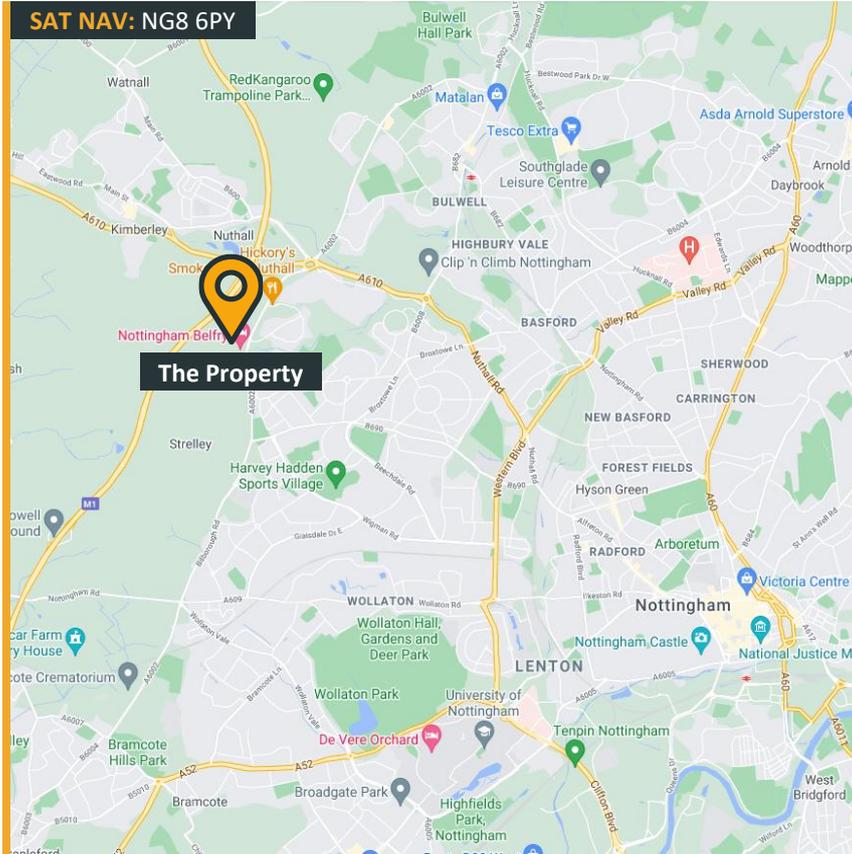
Break date: 9th January 2027

Passing rent: £38,000 per annum

TFS Facilities Services Ltd were incorporated on 19 June 2019.

Experian Credit Rating: 91/100

For information on the business, please visit www.t-fs.co.uk.



Price

Offers are sought in the region of:

£475,000

(Four hundred and seventy-five thousand pounds)

Reflecting a net initial yield of 7.6%.

VAT

The property is VAT elected; however, it is understood that the sale will be made by way of a Transfer of a Going Concern (TOGC).

Further Information

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

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30/08/2023

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