

8 Experian Way | NG2 Business Park | Nottingham | NG2 1EP

## Excellent 'plug in and play' office opportunity situated within a popular business park

105m<sup>2</sup>  
(1,125ft<sup>2</sup>)

- All-inclusive rent
- Fully fitted out office space with two individual meeting rooms
- Out of town office space positioned within an in-town location
- Excellent nearby transport links providing direct access into Nottingham City Centre and surrounds
- Benefits from three designated car parking spaces with the potential to rent additional
- Flexible lease terms available



TO LET



Location



Gallery



Video



Contact



## Location

The office suite is situated just off The Triangle and The Curve, a development of modern office buildings, and is home to a variety of occupiers including Specsavers, Experian, amongst others. The Triangle is adjacent to Queens Drive and Castlebridge Road providing direct access to the city's main arterial routes as well as benefitting from excellent transport links including the NET Tram Line through the estate, bus routes and within a short drive to Nottingham Train Station.

The city fringe location has the benefit of a plethora of nearby amenities and is within walking distance to Castle Marina Retail Park offering further amenities.

## Description

The property provides a pavilion style two-storey office building with the ground floor current vacant. The specification incorporates the following features:

- Glazed double height atrium
- Reception/entrance area
- Air conditioning throughout
- Suspended ceiling incorporating LED lighting
- Shared kitchenette and WC facilities
- Mixture of fitted out meeting rooms and open plan floor plates
- Three designated car parking spaces
- Intercom system
- Shower facilities with bike storage available





## Accommodation

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

**105m<sup>2</sup> (1,125ft<sup>2</sup>)**

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own measurements)

## 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.

## EPC

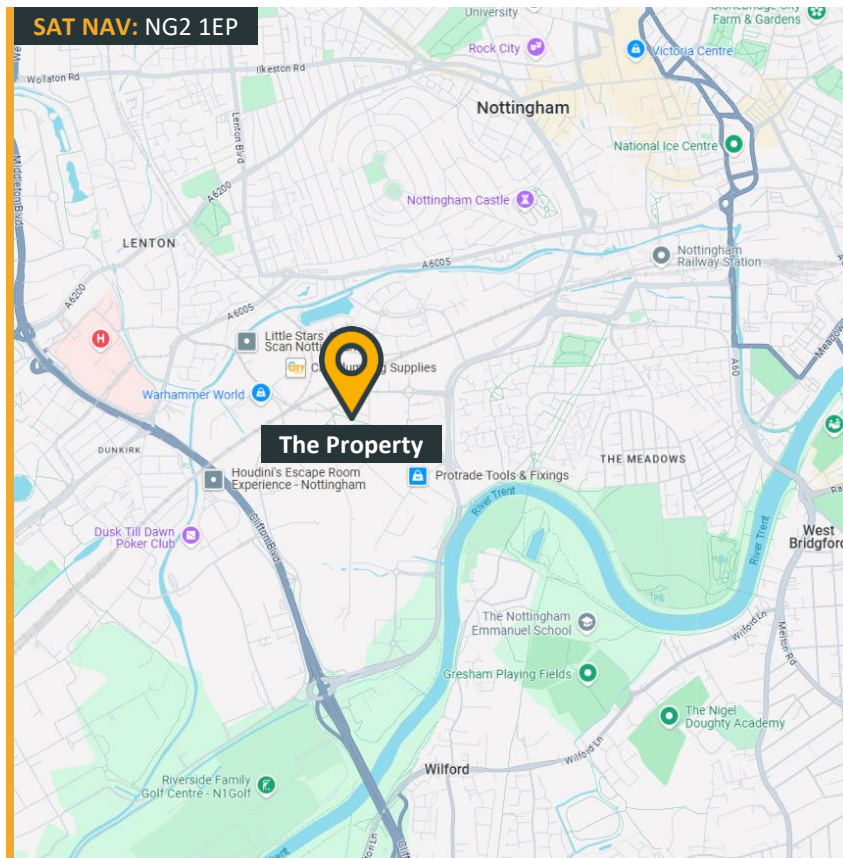
We understand the property has an EPC rating of **A-20**.

## VAT

VAT applies to the rent due at the standard rate.

## Lease Terms

The suite is available on a new lease for a minimum term of three years.



## Quoting Rent

The office is available at a quoting rent of:

**£45,000 per annum inclusive**  
**(Forty-five thousand pounds)**

The lease is available on an all-inclusive basis which includes rent, service charge, utilities and business rates.

## Further Information

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

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