

## Modern ground floor offices with substantial parking located on Junction 25 of the M1 Motorway

**192m<sup>2</sup>**  
(2,068ft<sup>2</sup>)

- To be fully refurbished to a high standard
- 8 on-site designated car parking spaces
- Fitted out meeting room with open plan floor plate
- Air conditioning system & LED lighting throughout
- Nearby occupiers include Air IT, DIGI-Steel, Arthur McKay, Coleby Associates, GBA Global and Keepmoat Homes



**TO LET**



Location



Gallery



Video



Contact



## Location

The property is located on the well-established Interchange 25 Business Park ideally located at Junction 25 of the M1 motorway.

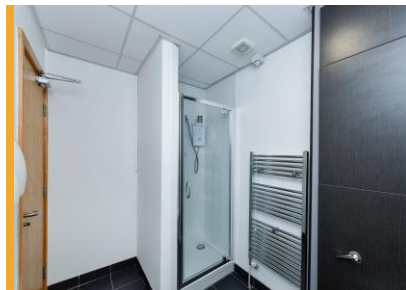
The site is both equidistant to both the centre of Nottingham and Derby, both being just 7 miles drive away.

## Description

The property comprises a ground floor two storey office building which is to be fully refurbished. The specification is as follows:

- Suspended ceilings with inset LED lighting
- Brand new floor coverings and redecoration throughout
- WC and kitchenette facilities
- Air conditioning system
- 8 designated car parking spaces
- Communal lobby/reception area
- Fitted out meeting room
- Ancillary storage room
- Bike storage and shower facilities onsite





## Floor Areas

We understand that the first floor has the following Net Internal Area:

**192m<sup>2</sup> (2,068ft<sup>2</sup>)**

(This information is given for guidance purposes only)

## Rent

The ground floor is available by way of a new lease on a term of years to be agreed and we are quoting a rent of:

**£35,000 per annum exclusive**  
**(Thirty five thousand pounds)**

## Service Charge

A service charge will be levied to cover the cost of the areas of the estate used in common.

## Business Rates

The available floor currently forms part of a larger assessment and therefore will need to be reassessed upon occupation. Guide figures are available by way of the agent.





Location



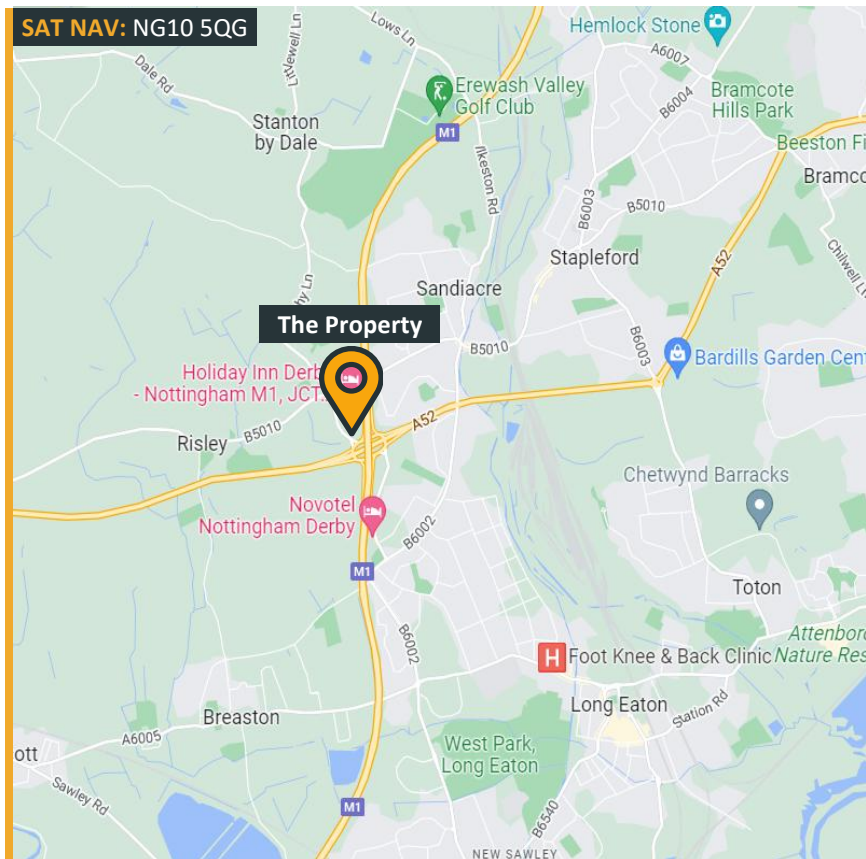
Gallery



Video



Contact



## VAT

It is understood that VAT applies to both the rent and service charge due.

## EPC

We understand that the property currently has an EPC rating of C – 58 valid until April 2032.

## 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

### Mark Tomlinson

07917 576 254

mark@fhp.co.uk



### Fisher Hargreaves Proctor Ltd.

10 Oxford Street  
Nottingham, NG1 5BG

fhp.co.uk

27/02/2025

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