

Part Ground Floor | Suite 2 | Ergo House | Mere Way | Ruddington Fields Business Park |
Ruddington | Nottingham | NG11 6JS

Modern Grade A offices within the established Ruddington Fields Business Park in south Nottinghamshire

365m²
(3,930ft²)

- High quality Grade A office accommodation
- Intelligent building management system
- Established south Nottinghamshire business park with excellent nearby walking routes
- 16 designated car parking spaces with the capacity to install electric charging points
- Outside the Workplace Parking Levy
- Furniture included within the quoting rent



TO LET



Location



Gallery



Video



Contact



Location

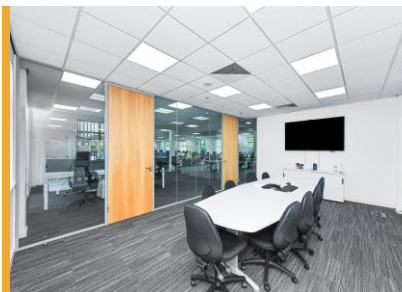
The property is located on the well-established Ruddington Fields Business Park situated to the south of Nottingham City Centre. By virtue of its location, the property is well accessible to both road and public transport links with the A52 Ring Road/A453 leading to Junction 24 of the M1 close by.

Additionally, the centre of Ruddington is only a short walk away and provides shops, cafés, bars and restaurants. The business park is also surrounded by Rushcliffe Country Park.

Description

The suite comprises part ground floor of Ergo House, a large modern purpose-built office premises. The suite benefits from a communal entrance area and shared welfare facilities and provides the following specification:

- 3 pipe system air conditioning throughout
- Suspended ceilings incorporating LED lighting
- Raised access floors encompassing power and data
- Self-contained kitchenette
- Communal WC and shower facilities
- 16 designated car parking spaces with the capacity to install electric charging points
- Mixture of cellular and open plan floor plates
- Secure access control and electric sliding entrance door
- Stunning two storey reception with atrium





Floor Areas

We understand that the suite has the following Net Internal Area (NIA):

365m² (3,930ft²)

(This information is given for guidance purposes only)



Rushcliffe Country Park



Rushcliffe Country Park



Service Charge

A service charge will be levied to cover the maintenance and upkeep of the internal/external common areas. The current service charge figure is £11,173 per annum, a further breakdown is available via agent.

Business Rates

From enquiries of the VOA website, we understand the following:

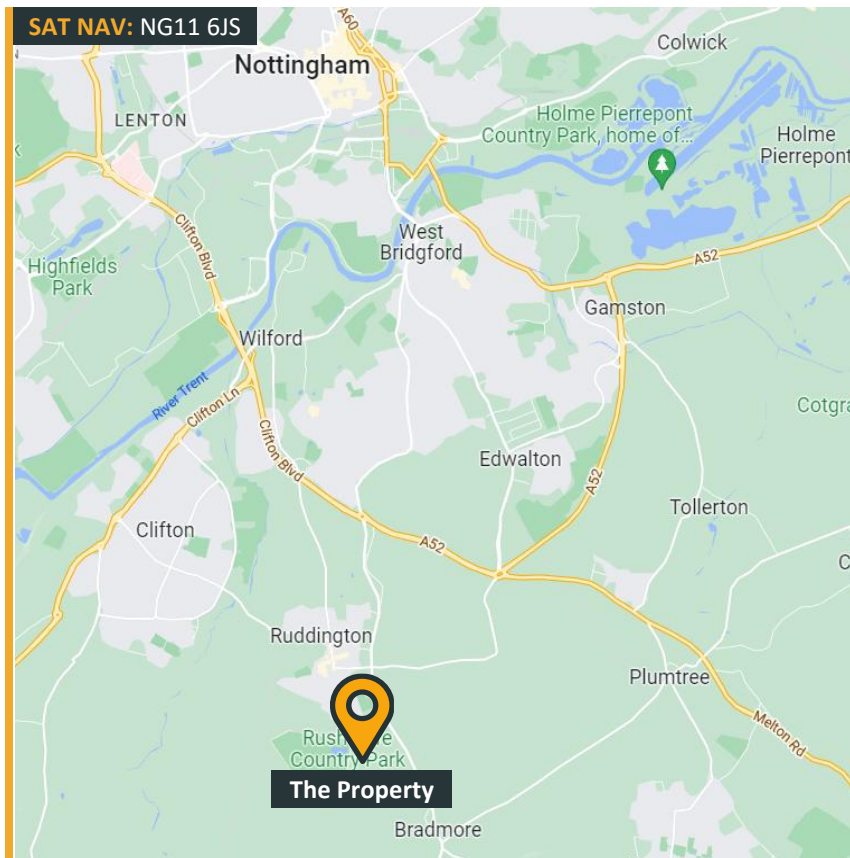
Rateable Value from 1 April 2023: £51,500

Rating Authority: Rushcliffe Borough Council

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries of the Local Authority.)

EPC

We understand that the property has an EPC rating of **C-54**.



Rent

The suite is available on new lease terms and we are quoting a rent of:

£75,000 per annum

VAT

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

Further Information

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

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Or contact our joint agent, Innes England:

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