

9 Poplars Court | Lenton Lane | Nottingham | NG7 2RR

Modern self-contained offices with parking and excellent nearby transport links

128m²
(1,378ft²)

- Popular development scheme based on Lenton Lane Industrial Estate
- Two storey office building with fitted out meeting rooms/private offices
- Allocated parking spaces to the front of the property
- Excellent nearby transport links including NET tram stop and bus routes
- Close to Nottingham City Centre



**FOR SALE /
TO LET**



Location



Gallery



Video



Contact



Location

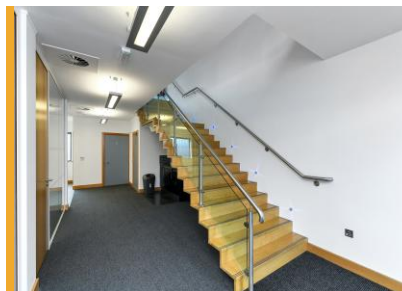
Poplars Court is situated on Lenton Lane adjacent to the Nottingham ring road providing excellent access to Nottingham City Centre just 1.5 miles west. The location offers excellent transport links being close to the A52 and Junctions 25 and 26 of the M1 and benefits from being located next to the Gregory Street tram stop.

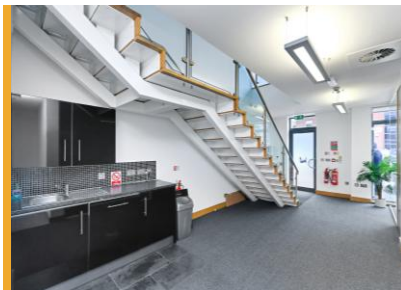
Occupiers in the immediate vicinity include The University of Nottingham, Queens Medical Centre, BMW, Mini, Sytner amongst others, as well as a variety of occupiers on the estate.

Description

The property comprises a two storey self-contained mid-terraced office building with open plan and cellular accommodation. The property is of a modern specification throughout having been developed and built to a high standard. The property benefits from the following specification.

- Mixture of open plan and cellular accommodation
- Fitted out meeting rooms on both floors
- Vinyl floor finishes and carpet tiles throughout
- WC and kitchenette facilities
- Designated car parking spaces
- Glass partitioning throughout
- LED lighting
- Air conditioning
- Trunking incorporating Cat 5 cabling
- Securely fenced and gated site





Floor Areas

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

128m² (1,378ft²)

(This information is given for guidance purposes only)

Business Rates

From enquiries on the Valuation Office Agency (VOA) website, we understand the following:

Rating Authority: Nottingham City Council

Rateable Value: £13,750

EPC

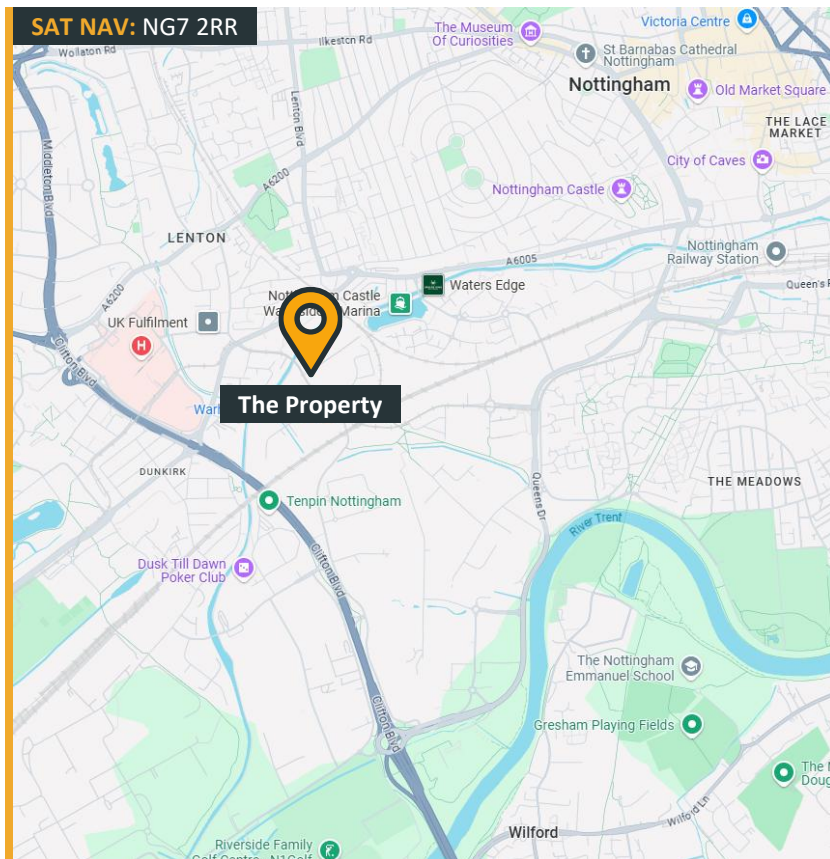
The building has an EPC rating of **A-23**.

Service Charge

Full details of the service charge are available upon request.

VAT

VAT is applicable to the price/rent and service charge due.



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

Rent

The property is available on a new lease for a term of years to be agreed at a quoting rent of:

£23,500 per annum
(Twenty-three thousand five hundred pounds)

Sale Price

The property is available to purchase at a price of:

£280,000
(Two hundred and eighty thousand pounds)

Further Information

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

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