

Offices at 125 Park Lane | Basford | Nottingham | NG6 0DT

---

## Ground floor newly refurbished self-contained office available immediately

57m<sup>2</sup>  
(612ft<sup>2</sup>)

- Ground floor newly refurbished premises
- Predominantly open plan
- Air conditioning system
- Good on site parking available
- 3 miles north of the city centre
- Available immediately



**TO LET**



Location



Gallery



Contact





Location



Gallery



Contact

## Location

The premises are positioned on Park Lane which is a popular industrial/office location in Basford which is approximately 4 miles north of Nottingham City Centre.

The premises offer good access to major arterial routes including the A611 (leading to Junction 27 of the M1) and the A610 (leading to Junction 26 of the M1).

## Description

The property comprises a ground floor office which provides good quality accommodation. The property has been recently refurbished. The specification includes:

- Open plan layout
- Kitchen facility
- Air conditioning system
- W/C facilities

The property also benefits from good on-site car parking spaces to the front and side of the property.





Location



Gallery



Contact



## Floor Areas

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	57	612
<b>Total</b>	<b>57</b>	<b>612</b>

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

## Rent

The property is available at a quoting rent of:

**£7,000 per annum**

## Planning

We understand the property has the benefit of Use Class E.

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

## Business Rates

Business Rates are payable by the tenant directly to the Local Authority. Guide figures are available by way of the agent.



Location



Gallery



Contact



## EPC

The property has an EPC Rating of E(106).

## VAT

We understand that VAT is applicable upon the rent due.

## Further Information

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

### Jamie Gilbertson

07747 665 941

[jamie.gilbertson@fhp.co.uk](mailto:jamie.gilbertson@fhp.co.uk)

### Amy Howard

07887 787894

[amy.howard@fhp.co.uk](mailto:amy.howard@fhp.co.uk)



**Fisher Hargreaves Proctor Ltd.**

10 Oxford Street  
Nottingham, NG1 5BG

[fhp.co.uk](http://fhp.co.uk)

09/07/2025

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