

Fully fitted Grade A office with excellent car parking on Ruddington Fields Business Park

1,115m²
(12,000ft²)

- Recently refurbished and fully fitted to a high specification
- Air conditioning and raised floors
- Excellent car parking provision – outside of the Workplace Car Parking Levy
- Set within Ruddington Country Park with walks, cycle paths and cafes nearby
- Established south Nottinghamshire business park location



TO LET



Location



Gallery



Video



Contact



Location

The property is located on the well established Ruddington Fields Business Park to the south of Nottingham City Centre. By virtue of the location the property is well accessible by both road and public transport links with the A52 Ring Road 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 offering tranquil settings of open green space, woodlands and walking trails ideal for lunchtime strolls or outdoor meetings.

The Property

The property comprises a high quality fully fitted office space at first floor level within Discovery House providing a single floorplate of open plan office spaces, meeting rooms, breakout facilities and business lounge. The offices are available with full desk, locker and tech provision having been substantially fitted recently by the previous occupier. As such, tenants can save substantially on potential fit out costs.

The property benefits from 32 designated car parking spaces within the building's large car park, with additional spaces available at a competitive rate. All car parking provision is outside of the Workplace Parking Levy charges. The offices have the following specification:

- Suspended ceilings with LED lighting
- Air conditioning throughout
- Raised floors with power and data provision fully fitted
- High quality glazed meeting rooms with feature lighting
- DDA compliant lifts to the first floor
- High quality welfare facilities including shower provision
- Kitchen areas/breakout areas with Zip taps & Neff appliances





Floor Areas

We understand the property has the following Net Internal Area:

1,115m² (12,000ft²)

(This information is given for guidance purposes only)

Business Rates

An estimate as to the business rates payable is approximately £6.50 per sq ft.

(This information is for guidance only and all parties should check themselves with the local rating authority.)

EPC

The property has an EPC rating of B.

Service Charge

A service charge is levied to cover maintenance of parts of the property used in common. A guide as to the service charge payable is available from the agents.





Existing Fit Out Plan



Location



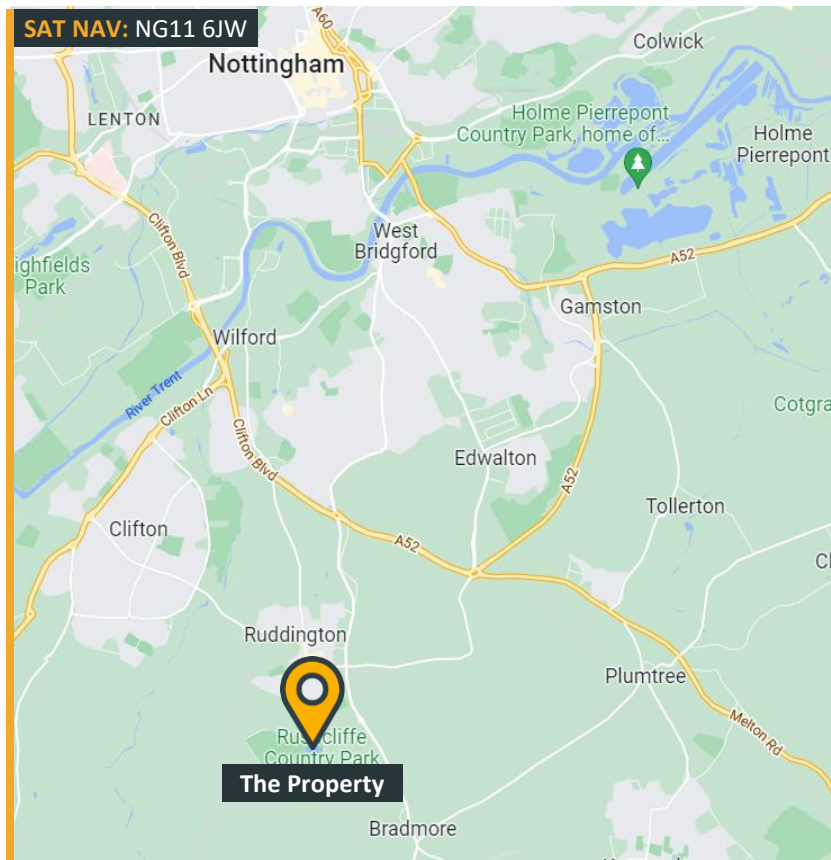
Gallery



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Lease Terms

The property is available on flexible lease terms by way of a sublease expiring 26th December 2037.

Rent

The office suite inclusive of fittings and furniture is available at a quoting rent of **£20 per sq ft**.

VAT

VAT is applicable to the rent and service charge.

Further Information

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

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07/08/2025

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