

Marriott House | 15 Abbeyfield Road | Nottingham | NG7 2SZ

## Detached well presented fitted offices with excellent parking provisions on Nottingham's Ring Road

540m<sup>2</sup>  
(5,810ft<sup>2</sup>)

- Mixture of cellular and open plan office suites throughout
- Excellent car parking provisions with 20 designated spaces available
- Prime location fronting Nottingham's ring road with convenient access to public transport links
- Suitable for expanding businesses seeking a central base
- Available from September 2025



TO LET



Location



Gallery



Video



Contact



## Location

The property sits in a prime position just off Abbeyfield Road which runs parallel to Clifton Boulevard, the main outer ring road, linking the A52 to the north with the A453 to the south, providing quick access to Nottingham City Centre.

Abbeyfield Road benefits from excellent public transport connectivity, with local bus routes and an NET tram stop within walking distance, offering direct links to Nottingham city centre and surrounding areas. Additionally, Nottingham Train Station is just a short drive away. Nearby occupiers include Baxter Freight Ltd, Arnold Clarke, Nottingham Audi and Sytner Nottingham BMW.

## Floor Areas

From measurements taken on site, we calculate the property has the following Net Internal Area (NIA):

Accommodation	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	277	2,982
First Floor	263	2,831
<b>Total</b>	<b>540</b>	<b>5,810</b>

(This information is given for guidance purposes only.)

## EPC

The property has an EPC rating of **C-74** which is valid until July 2032.





## Description

The property comprises a detached self-contained offices of brick elevation under a pitched roof, situated over ground and first floors, offering a combination of open plan and cellular office space, with parking available at both the front and rear elevations. The specification includes:

- Two storey fully fitted offices
- Glass partitioned meeting rooms with integrated blinds
- Suspended ceilings with LED lighting
- Mixture of grey carpet tiles and vinyl floor finishes
- Kitchenette on each floor
- Security shutters on both doors and windows providing further onsite security
- Self-contained entrance
- Air conditioning throughout
- Male and female WC facilities on each floor with shower facilities and disabled access
- 20 designated car parking spaces with the capacity to install electric charging points
- Trunking encompassing power and data across both floors



## Business Rates

From enquiries on the Valuation Office Agency (VOA) website, we understand that the business rates will need to be reassessed upon termination of the existing tenant's lease.

(This information is given for guidance purposes only and interested parties should make their own enquiries of Nottingham City Council.)







Location



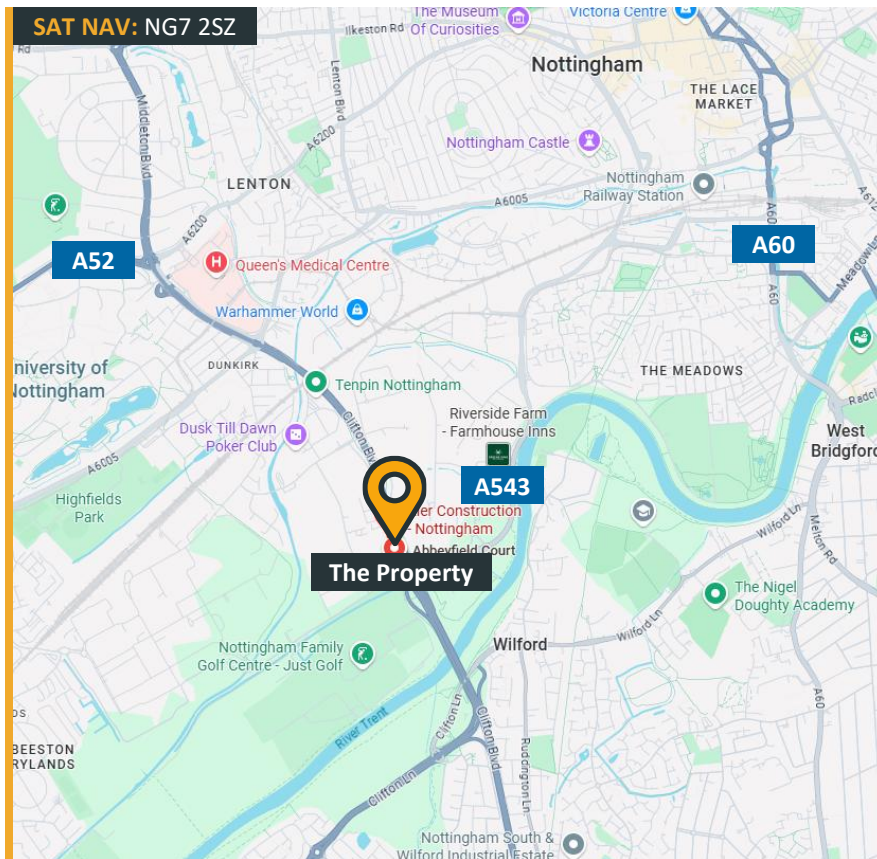
Gallery



Video



Contact



## Lease Terms

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

**£78,500 per annum exclusive**  
**(Seventy-eight thousand five hundred pounds)**

20 car parking spaces are included within the rental payable for the office suite.

## Service Charge

Full details on the service charge are available upon request.

## VAT

VAT applies to the rent and service charge due.

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

**John Proctor**

07887 787 880

[johnp@fhp.co.uk](mailto:johnp@fhp.co.uk)



**Fisher Hargreaves Proctor Ltd.**

10 Oxford Street  
 Nottingham, NG1 5BG

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