

Kingfisher House | 19 Abbeyfield Road | Nottingham | NG7 2SZ

## Detached well-presented fitted offices with parking on Nottingham's ring road

**323m<sup>2</sup>**  
(3,477ft<sup>2</sup>)

- Good quality offices situated across two floors with meeting rooms throughout
- Allocated car parking with 16 spaces
- Established location in Nottingham
- Prime location fronting Nottingham's ring road providing excellent access to city centre
- Excellent nearby transport links
- Available from September 2025



**TO LET**



Location



Gallery



Video



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## Location

The property sits in a prime position just off Abbeyfield Road which runs parallel to Clifton Boulevard, the main outer ring road, which links 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 close by 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):

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	163	1,756
First Floor	160	1,722
<b>Total</b>	<b>323</b>	<b>3,477</b>

(This information is given for guidance purposes only.)

## EPC

Information on the EPC rating is available upon request.





## Description

The property comprises ground and first floor offices of brick elevation situated under a pitched roof, with a self-contained entrance point and parking to the front and rear of the premises. The premises will be refurbished throughout offering good quality office space. The specification includes:

- Double-glazed powder-coated aluminum windows throughout
- Self-contained entrance door to main reception area
- Security shutters on both the windows and personnel door
- Trunking throughout with power and data provisions
- Partitioned glass meeting rooms
- Air conditioning throughout
- Suspended ceiling with Cat II lighting to be upgrade to LED
- 16 designated car parking spaces
- Mixture of carpet tiles and vinyl floor finished throughout
- Male and female WC facilities on both floors

## Business Rates

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

**Rateable Value: £32,750**

**Rate Payable: £17,881**

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









Location



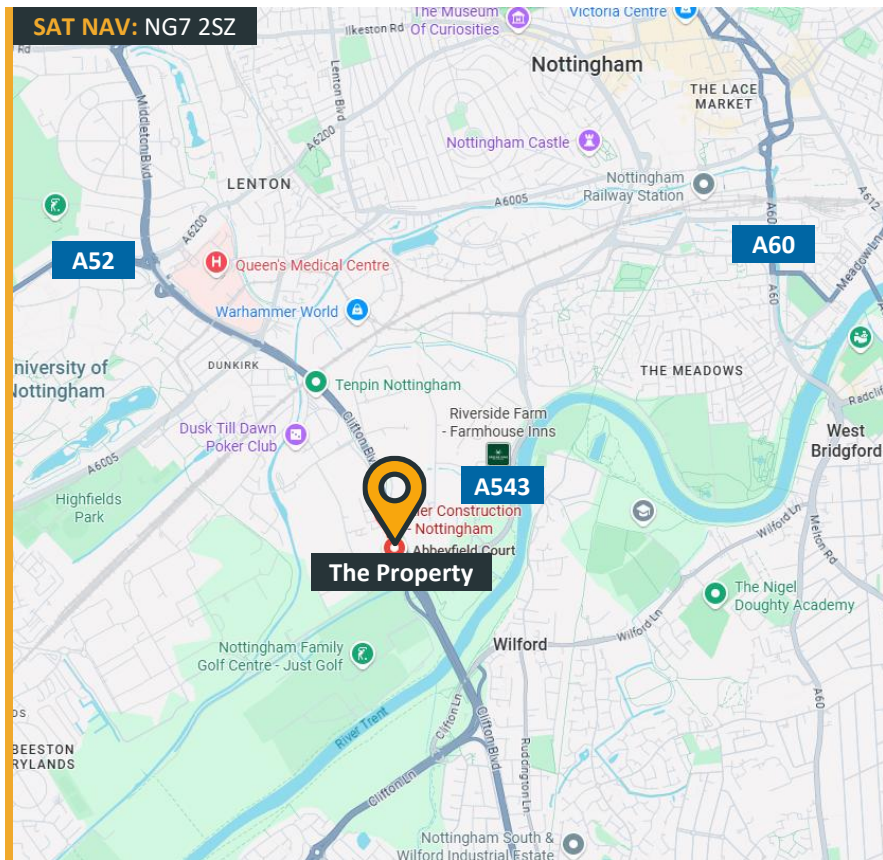
Gallery



Video



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## Lease Terms

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

**£47,000 per annum exclusive**  
**(Forty-seven thousand pounds)**

## 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:

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