

18 The Triangle | NG2 Business Park | Nottingham | NG2 1AE

Good quality self-contained ground floor office space situated within a prestigious business location

186m²
(2,000ft²)

- Self-contained ground floor office space providing predominantly open plan accommodation
- Excellent natural light throughout
- Fitted out meeting rooms throughout with individual offices also available
- 6 designated car parking spaces
- Situated within a popular business park and a short driving distance to Nottingham City Centre
- Excellent nearby transport links with an NET tram stop just outside The Triangle



TO LET



Location



Gallery



Video



Contact



Location

18 The Triangle is situated on NG2 Business Park which is home to a diverse range of occupiers including Experian, Specsavers and Staffline amongst others.

The property lies just off Enterprise Way providing direct access to Queens Drive with further access to Nottingham City Centre the A52 and A453, a few of Nottingham's main arterial routes. The location benefits from excellent public transport links including the Nottingham Park & Ride scheme nearby, bus routes and is a short driving distance to Nottingham train station.

There are a variety of amenities nearby the subject property including Sainsbury's supermarket which is located on Castle Marina retail park alongside other occupiers such as Costa, Lidl and DFS amongst others.



Floor Areas

From measurements undertaken at the property we calculate the suite has the following Net Internal Area (NIA):

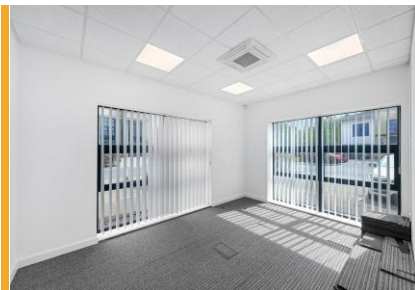
186m² (2,000ft²)

(This information is given for guidance purposes only)

EPC

The property has an EPC Rating of B-41.





Description

The property comprises a pavilion style two storey semi detached office building providing predominantly open plan accommodation with several partitioned meeting rooms and benefits from the following specification:

- Raised floor boxes incorporating Cat 5 cabling
- Solar controlled glazing
- Comfort cooling
- WC and kitchenette facilities
- 6 designated car parking spaces
- Reception – entrance area
- Air conditioning throughout
- Intercom system
- Partitioning throughout

Service Charge

A service charge will be levied for maintenance and repair of common areas of the estate. Guide figures are available via the agent.

Business Rates

From enquiries of the Valuation Office website we understand the following:

Rating Authority: Nottingham City Council

Rateable Value: £26,750

(This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries of Nottingham City Council)



Location



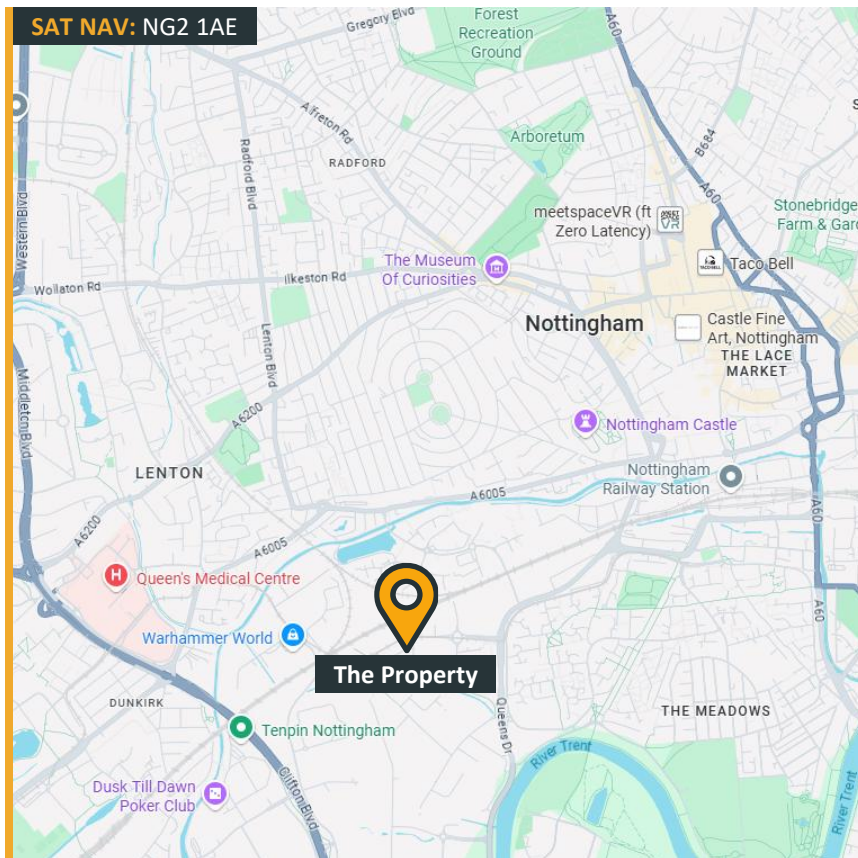
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Rent

A new lease is available via negotiation at a quoting rent of:

£36,000 per annum
(Thirty-six thousand pounds)

VAT

VAT applies at the standard rate 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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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.