

Suites 1, 2 & 2a | Ergo House | Mere Way | Ruddington Fields Business Park | Ruddington | Nottingham | NG11 6JS

Modern Grade A offices within the established Ruddington Fields Business Park in south Nottinghamshire

130m² to 619m²
(1,400m² to 6,660ft²)

- High quality Grade A office accommodation
- Intelligent building management system
- Established south Nottinghamshire business park with excellent nearby walking routes
- Ample car parking spaces with newly installed electric charging points
- Outside the Workplace Parking Levy
- Fully fitted office suites available at a competitive quoting rent
- Opportunity to have an all inclusive rent configured to your requirements



TO LET



Location



Gallery



Video



Contact



Location

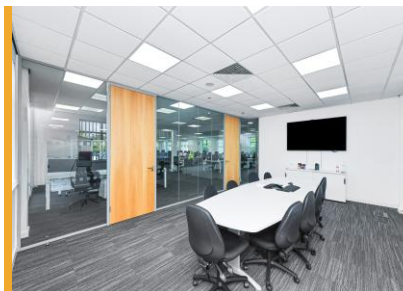
The property is located on the well-established Ruddington Fields Business Park situated to the south of Nottingham City Centre. By virtue of its location, the property is well accessible to both road and public transport links with the A52 Ring Road/A453 leading to Junction 24 of the M1 close by.

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.

Description

Ergo House offers a variety of size suites and comprises a large modern purpose-built office premises. The suites benefit from a communal entrance area and shared welfare facilities and provides the following specification:

- 3 pipe system air conditioning throughout
- Suspended ceilings incorporating LED lighting
- Raised access floors encompassing power and data
- Self-contained kitchenette
- Communal WC and shower facilities
- Ample car parking spaces available with newly installed electric charging points
- Mixture of cellular and open plan floor plates
- Secure access control and electric sliding entrance door
- Stunning two storey reception with atrium
- Secure bike storage with key fob access





Floor Areas

We understand that the suite has the following Net Internal Area (NIA):

Floor	m ²	ft ²
Suite 1	254	2,730
Suite 2	365	3,930
Suite 2a	130	1,400

(This information is given for guidance purposes only)



Rushcliffe Country Park



Rushcliffe Country Park



Service Charge

A service charge will be levied to cover the maintenance and upkeep of the internal/external common areas. The suites can be occupied on an all inclusive basis. Further information is available upon request.

Business Rates

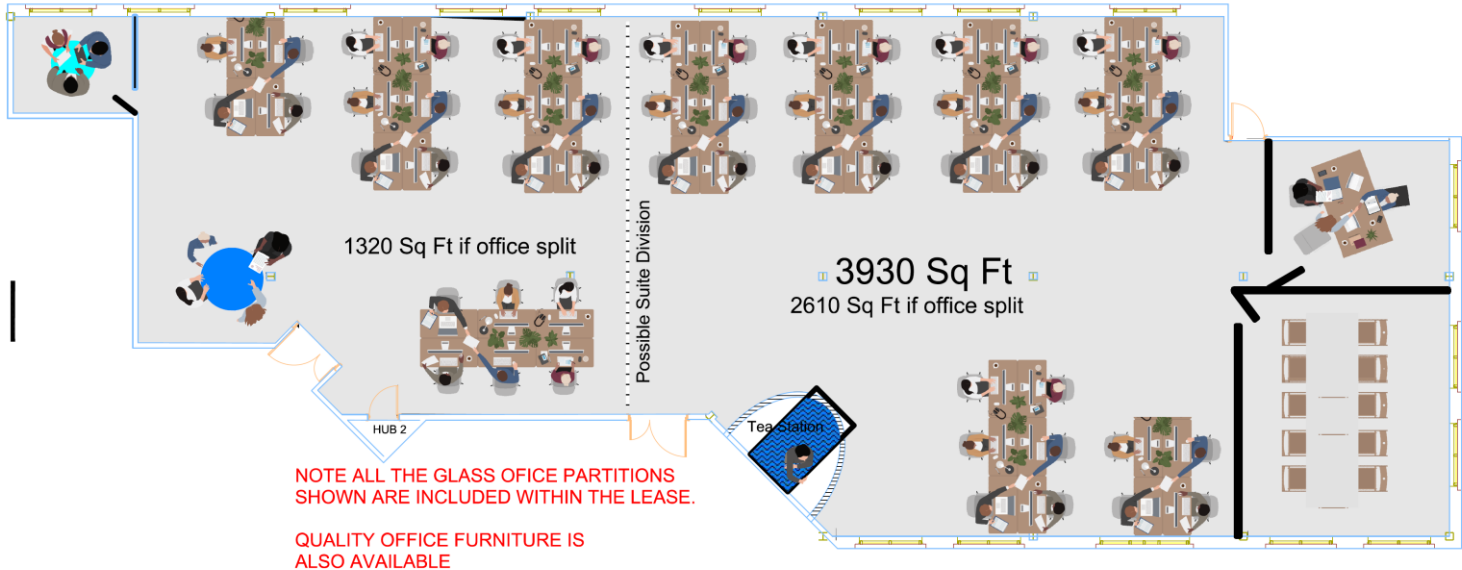
Further information is available upon request from the agent.

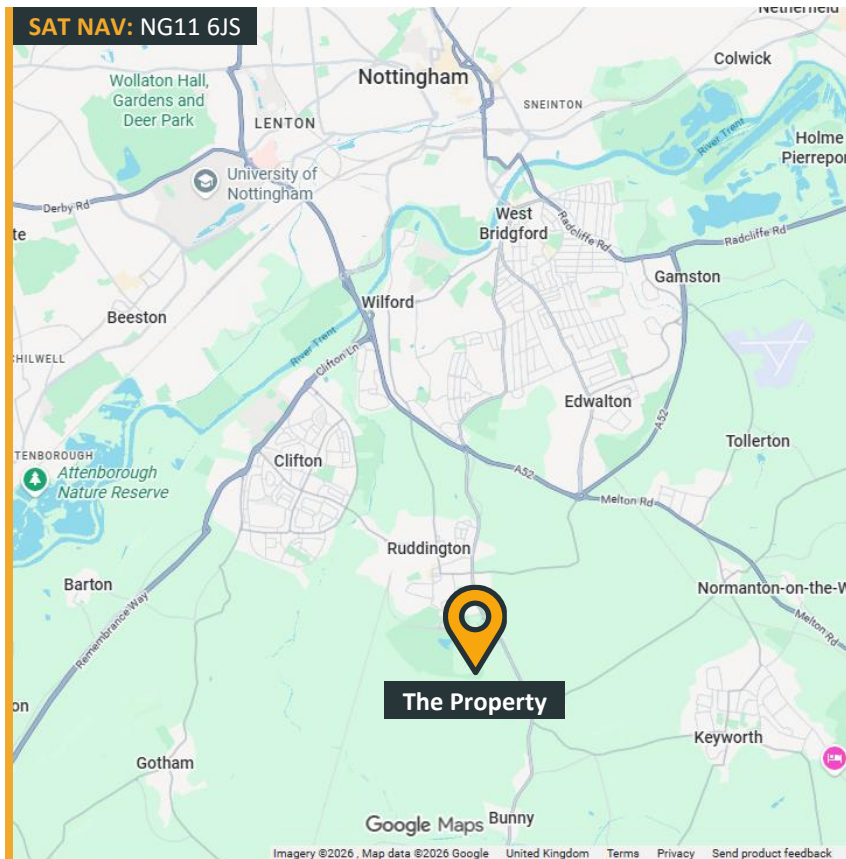
(Prospective tenants are advised to undertake their own enquiries of the Local Authority.)

EPC

We understand that the property has an EPC rating of **C-54**.

Potential Floor Plan Layout





Rent

The suites are available on an all inclusive or traditional lease tailored to your needs. We are quoting a competitive rental of:

£15.50 per ft² per annum exclusive

VAT

It is understood that VAT applies to both the rent and service charge due at the standard rate.

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

Guy Mills

07903 521 781

guy.mills@fhp.co.uk

Or contact our joint agent, Innes England:

Ross Whiting

07921 948 501

rwhiting@innes-england.co.uk



Fisher Hargreaves Proctor Ltd.

10 Oxford Street
Nottingham, NG1 5BG

fhp.co.uk