

Modern contemporary office building situated within a city centre fringe location on an established business park

180m²
(1,938ft²)

- Incentives available
- Situated on NG2 Business Park, a distinguished and prestigious business park location
- Excellent nearby transport links including the NET tram line which passes through the development
- Fully fitted out office space incorporating meeting rooms and individual offices
- A diverse range of occupiers onsite
- The property lies on one of Nottingham's main arterial routes providing excellent access to Nottingham City Centre



TO LET



Location



Gallery



Video



Contact



Location

The property is well located on the popular NG2 Business Park within minutes' drive of Nottingham City Centre, sitting on the city fringe. The office is situated on The Triangle, a development of modern office buildings and is home to a variety of occupiers including Specsavers, Experian, amongst others.

The Triangle is adjacent to Queens Drive and Castlebridge Road providing direct access to the city's main arterial routes, as well as benefiting from excellent transport links including the NET Tram line running directly through the estate, bus routes and in driving distance to Nottingham Train Station. The city fringe location has the benefit of a plethora of nearby amenities and is in walking distance to Castle Marina Retail Park.

Description

Unit 3 The Triangle provides a Pavilion style two storey office building with the first floor currently vacant. The specification incorporates the following features:

- Feature glazed double height atrium
- Reception/entrance area
- Self-contained two-storey office building
- Air-conditioning throughout
- Cat 2 lighting
- Kitchenette and WC facilities
- Mixture of cellular and open plan floor plates
- 8 designated car parking spaces
- Lift access
- Intercom system
- Raised floor boxes incorporating Cat 5 cabling





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Floor Areas

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

180m² (1,938ft²)

(This information is given for guidance purposes only)

Service Charge

A service charge will be levied to cover the maintenance and upkeep of the internal/external common areas. Guide figures are available via the agent.

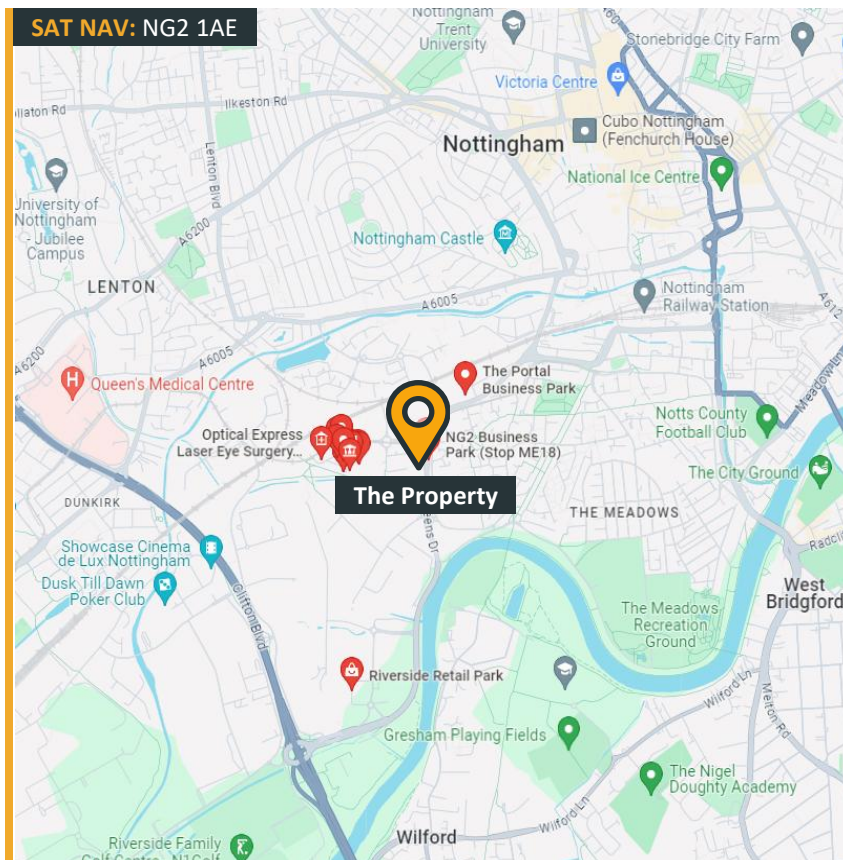
Business Rates

The current business rates will need to be reassessed by the Valuation Office Agency (VOA). Further information is available from the agents.

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries of the Local Authority)

EPC

We understand the property has an EPC rating of **B-43** which is valid until 2023.



Rent

A new lease is available via negotiation at a rental of:

£32,500 per annum
(Thirty-two thousand five hundred pounds)

VAT

It is understood that VAT is applicable 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:

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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.