

Modern ground floor offices with substantial parking located on Junction 25 of the M1 Motorway

192m²
(2,068ft²)

- Competitive rent with incentives available
- 8 on-site designated car parking spaces
- Fitted out meeting room with open plan floor plate
- Air conditioning system & LED lighting throughout
- Nearby occupiers include Air IT, DIGI-Steel, Arthur McKay, Coleby Associates, GBA Global and Keepmoat Homes



TO LET



Location



Gallery



Video



Contact



Location

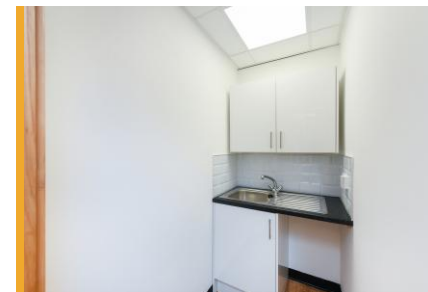
The property is located on the well-established Interchange 25 Business Park ideally located at Junction 25 of the M1 motorway.

The site is both equidistant to both the centre of Nottingham and Derby, both being just 7 miles drive away.

Description

The property comprises a ground floor two storey office building which is to be fully refurbished. The specification is as follows:

- Suspended ceilings with inset LED lighting
- Brand new floor coverings and redecoration throughout
- WC and kitchenette facilities
- Air conditioning system
- 8 designated car parking spaces
- Communal lobby/reception area
- Fitted out meeting room
- Ancillary storage room
- Bike storage and shower facilities onsite





Floor Areas

We understand that the first floor has the following Net Internal Area:

192m² (2,068ft²)

(This information is given for guidance purposes only)

Rent

The ground floor is available by way of a new lease on a term of years to be agreed and we are quoting a rent of:

£33,500 per annum exclusive
(Thirty three thousand five hundred pounds)

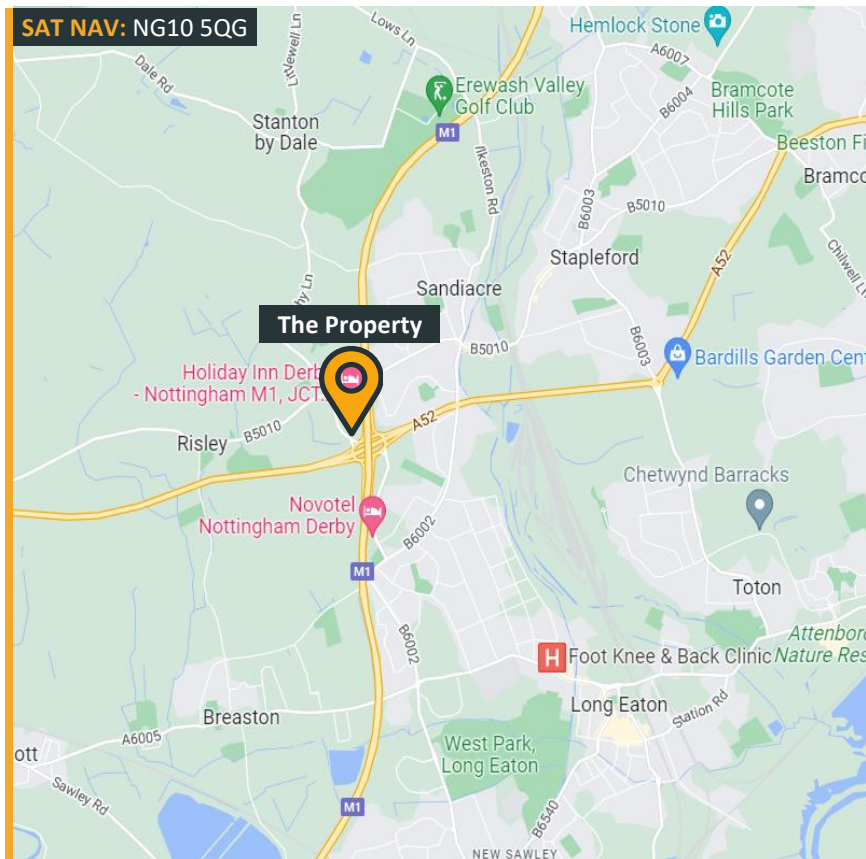
Service Charge

A service charge will be levied to cover the cost of the areas of the estate used in common.

Business Rates

The available floor currently forms part of a larger assessment and therefore will need to be reassessed upon occupation. Guide figures are available by way of the agent.





SAT NAV: NG10 5QG

The Property

Holiday Inn Derby
- Nottingham M1, JCT.

Novotel
Nottingham Derby

Foot Knee & Back Clinic

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

VAT

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

EPC

We understand that the property currently has an EPC rating of C – 58 valid until April 2032.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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