

Coppice House | Burgass Road | Nottingham | NG3 6JP

High quality hybrid industrial/office building suitable for a range of occupiers with excellent car parking

651.61m²
(7,014ft²)

- High specification first floor office space with balcony
- Ground floor workshop/warehouse space
- 14 car parking spaces
- Securely fenced and gated site
- 1.5 miles from Nottingham City Centre
- Roller shutter door access
- Glazing throughout



TO LET



Location



Gallery



Contact





Location



Gallery



Contact

Location

The property is located at the end of Burgass Road with a securely fenced and gated entrance.

The property is situated just off Porchester Road, a short 1.5 miles east of Nottingham City Centre with easy access to the A60, A52, Nottingham Train Station and local transport routes.

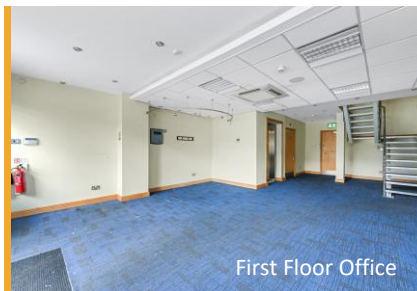
Description

The property was built in the early 2000s to a high standard offering occupiers both a high quality office space and additional storage/warehouse/production space on the ground floor. The property benefits from the following specification and features:

- 3 Phase power
- Single roller shutter door access
- Air conditioning/heating throughout
- Intruder alarm/CCTV
- Glass modern partitioning in offices
- Raised floors in offices
- Data cabling and trunking
- Modern lighting
- Reception with meeting rooms
- Kitchen and WC facilities to both floors
- External first floor balcony
- 14 car parking spaces
- Surround sound speakers
- Open plan and partitioned office space
- Glass partitioned rooms
- Concrete floors in production space
- Elevator
- Desks/storage cabinets
- Two staircases to the front and rear of the building



First Floor Office



First Floor Office



First Floor Office



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Ground Floor Warehouse



Reception



Ground Floor Warehouse

Floor Areas

From measurements taken on site we calculate the following Net Internal Area (NIA):

651.61m² (7,014ft²)

(This information is given for guidance purposes only)

Rent

The property is available on a new lease, and we are quoting a rental of:

**£57,500 per annum exclusive
(£8.20 per sq ft)**

Business Rates

The rateable value of this property is currently being reassessed. Guidance figures are available from the agent.

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

EPC

The EPC rating for the property is C/60.



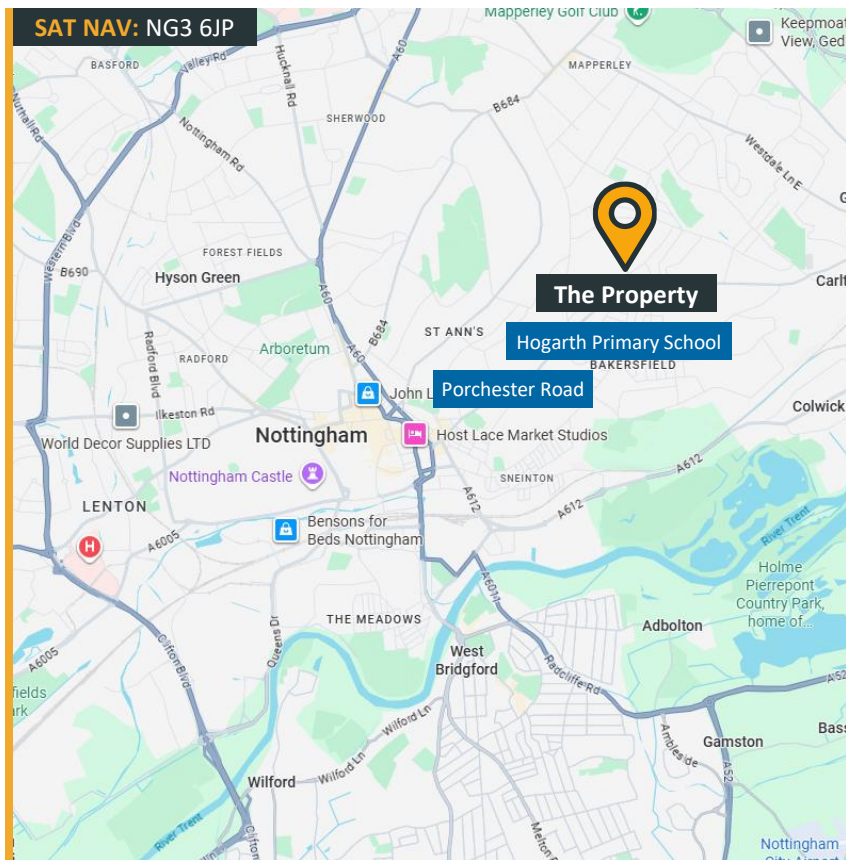
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VAT

VAT will be applicable to 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.