

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
- Refurbishment carried out to a high specification offering open plan floor plates throughout
- 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

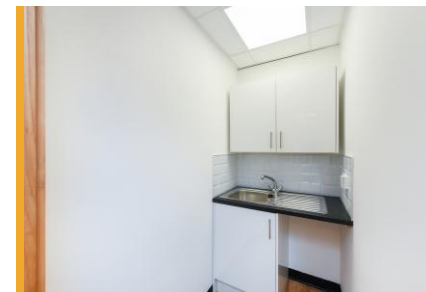
The property is located on the well-established Interchange 25 Business Park ideally located at Junction 25 of the M1 motorway.

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 has recently been 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
- Open plan office accommodation throughout
- The potential to have a self-contained meeting room area
- 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)

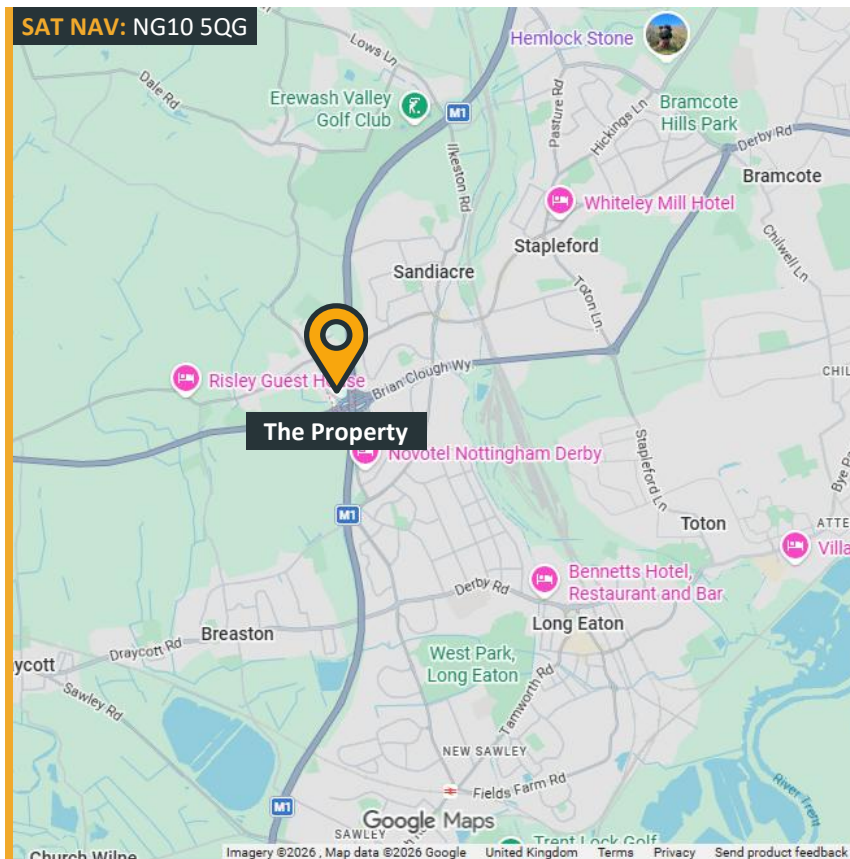
Service Charge

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

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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