

## Fully inclusive serviced offices available on flexible terms with parking close to Nottingham City Centre

90m<sup>2</sup>  
(205ft<sup>2</sup>)

- Fully-inclusive rents available on flexible terms
- Multiple car parking spaces available
- Good access links to City Centre via NET tram and bus routes
- Available for immediate occupation
- Located conveniently across the beautiful Forest Recreation Ground
- Additional meeting rooms available free of charge



**TO LET**



Location



Gallery



Contact

## Location

The property is located just off Gregory Boulevard, a short distance from the A60 Interchange. By virtue of its location, the unit has a plethora of nearby amenities including shops, cafes, restaurants and bars amongst a mixture of professional services in close vicinity.

The property benefits from being in close proximity to Nottingham City Centre, just 3 miles north, with excellent transport links to the City Centre.

## Description

The property comprises an office building arranged over ground and first floor accommodation. The specification is as follows:

- Open plan floor plates
- Cat 2 lighting
- Air conditioning in part
- Carpet tiles throughout
- WC and kitchen facilities available
- Reception/entrance area
- Car parking spaces available
- Gas central fire heating system
- Trunking throughout leading to Cat 5 cabling

## EPC

The EPC ratings are to be reassessed and will be provided in due course.





## Floor Areas and Rent

Suite	m <sup>2</sup>	ft <sup>2</sup>	Rent Per Annum
Suite 15	19	205	£5,000

## Planning

The property is categorised as Use Class E and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

## Business Rates

The business rates are to be confirmed. Guide figures are available by way of the agents.



## Lease Terms

A new lease is available for a 2 years to be agreed. Please contact the agents to discuss space requirements and rental terms.

## VAT

VAT applies to rent and other payments due under the lease.

## Further Information

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

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