

A detached high quality two storey office building set in a parkland campus to the south of Nottingham

277.6m² to 555m²
(2,988ft² to 5,976ft²)

- High quality offices outside of the Nottingham Car Parking Levy
- Recently refurbished and offering superb environment
- Accessed directly from the A60, equidistant between Central Nottingham and Loughborough
- Comfort cooled/heated mainly open plan offices
- 25 car parking spaces
- Excellent fit out opportunity at a competitive rent



TO LET



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The Property

Unit B Bradmore Business Park comprises one of three similar sister buildings developed in 2011 comprising a high quality modern detached office building.

The property is immediately available and has the following specification:

- Architecturally stimulating design
- Timber clad and curtain walled elevations under barrel vaulted roof
- Excellent onsite car parking
- Fully accessible raised floors within office accommodation
- Recently refurbished to a high standard
- Installed kitchen / breakout area
- Meeting rooms with monitors
- Male / female WC facilities

Location

Bradmore Business Park is located approximately 7 miles south of Central Nottingham and 8 miles north of Loughborough, accessed directly from the A60 Loughborough Road.

The park sits in a semi rural location with excellent access to the wider East Midlands market and South Nottingham / North Leicester travel to work populations.

Car Parking

25 car parking spaces are available. Additional car parking may be available by separate negotiation.





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Floor Areas

Our measurements indicate the net internal floor area is as follows:

Floor	M ²	Ft ²
Ground	277.6	2,988
First	277.6	2,988
Total Available Space	555	5,976

(These figures are for guidance purposes only, prospective tenants are advised to make their own enquiries.)

Rateable Value

The property is currently assessed on one assessment. FHP can provide guidance on the anticipated rates payable.

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EPC

The existing EPC has expired and is being reassessed.

Service Charge & Insurance

There is a service charge payable to enable the landlords to recoup the costs of keeping the ground floor reception, staircase and WCs cleaned and maintained. The anticipated service charge and insurance costs are available upon request.

VAT

VAT is applicable at the standard rate in addition to the rental and service charge.



Location



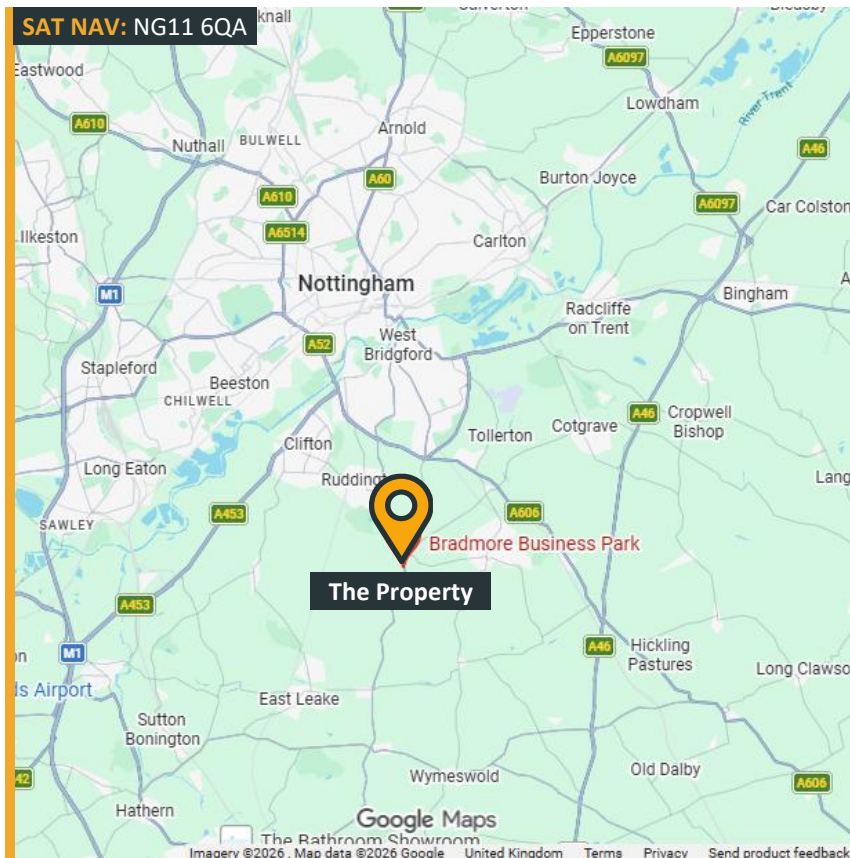
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Rent and Lease Terms

The building is available on a new lease to be drawn on fully repairing and insuring terms at the following quoting rents:

Floor	Rent Per Annum
Ground	£41,832
First	£41,832
Total Available Space	£83,664

Further Information

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

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