

## Modern first floor office suite in the heart of Nottingham Science Park offering excellent parking and strong transport connectivity

**193.6m<sup>2</sup>**  
(2,084ft<sup>2</sup>)

- Good quality first floor office suite with glass partitioned meeting rooms and open plan workspace
- Excellent location close to the A52, NET tram and regular bus routes
- Bright flexible accommodation available on competitive terms
- 8 designated car parking spaces
- Air conditioning, LED lighting, perimeter trunking, Gas central heating
- Modern kitchenette, WC and shower facilities



**TO LET**



Location



Gallery



Video



Contact



## Location

The property is located on the established Nottingham Science Park accessed from University Boulevard (the A6005) and within close proximity to the A52 ring road. The science park benefits from excellent public transport links including the NET tram stops and regular bus routes, all within a short walk of the property.

Nottingham City Centre is approximately 10 minutes walk away with M1 Junctions 24 – 26 easily accessible. Nottingham Science Park is home to a diverse mix of technology, research and innovation led occupiers, benefitting from close links with the University of Nottingham.

## Description

Isaac Newton Centre forms part of a modern, campus style development on Nottingham Science Park offering well presented office accommodation in a highly accessible location. The available first floor suite provides a bright inviting working environment with a mix of open plan space and glass partitioned meeting rooms, alongside a modern shared kitchenette, male, female and disabled WCs and shower facilities. The property benefits from the following specification:

- Glass partitioned meeting rooms
- Intercom system
- LED lighting
- Air conditioning
- Gas central heating
- Perimeter trunking
- Modern carpet tiles
- Shared kitchenette, WC and shower facilities
- 8 designated car parking spaces





## Accommodation

From measurements taken on site, we calculate the approximate Net Internal Area (NIA) extends to:

**193.6m<sup>2</sup> (2,084ft<sup>2</sup>)**

(This information is given for guidance purposes only)

## Rent

The suite is available on a new effective fully repairing and insuring lease an initial rent of:

**£27,000 per annum**  
**(Twenty-Seven Thousand Pounds)**

## EPC

The property benefits from an EPC Rating of E which is currently in the process of being reassessed.

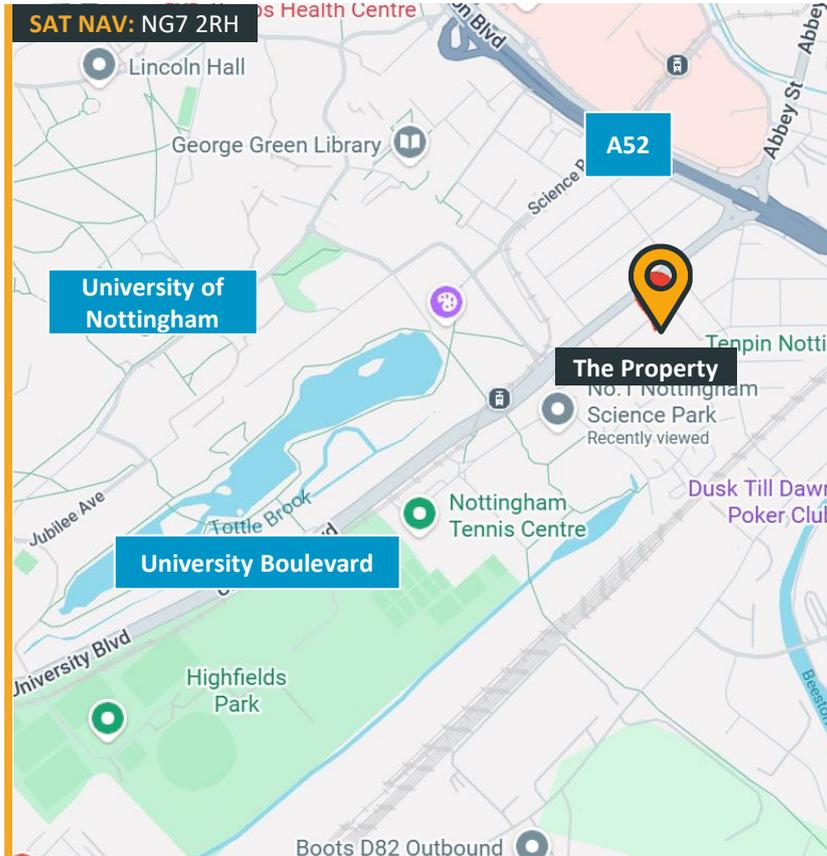
## Business Rates

From enquiries undertaken via the VOA website we understand the business rates for the property to be as follows:

Current Rateable Value:       £22,000  
Anticipated Rates Payable:   £9,504

(This information is given for guidance purposes only and prospective tenants should verify the information prior to contract).





## VAT

VAT will be applicable at the standard rate.

## Service Charge

A service charge is payable to cover the maintenance of the common areas and estate. Further details are available from the agents.

## Further Information

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

### Guy Mills

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### Amy Howard

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