

Self contained two storey office available immediately at a competitive rate

227m²
(2,450ft²)

- Flexible lease terms available
- Good levels of car parking
- Securely fenced and gated site
- Excellent transport links nearby
- Suitable for a variety of occupiers
- Available at a competitive rate



TO LET

Location

Gallery

Contact

Location

Unit 5 is situated within Adam Court, a well established commercial development located just off Radford Road in the popular New Basford area of Nottingham. This location is well known for its strong mix of office, industrial and trade occupiers, creating a well connected business environment. The property benefits from excellent transport connectivity and is 1 mile from the A610 providing quick access to Nottingham's Ring Road. Approximately 10 minute drive to J26 of the M1 Motorway. Exceptional public transport links, good bus services and NET2 tram stop along Radford Road with easy access to Nottingham City Centre and surrounding areas.

Description

Unit 5 Adam Court is a self contained two storey office building of traditional brick construction. Offering a practical and well presented working environment suitable for a wide variety of occupiers. Designed to provide flexible and efficient accommodation, the building features a series of cellular office spaces, making it ideal for businesses requiring private work areas, meeting rooms, interview suites or training facilities.

The property provides the following specification:-

- Generous onsite car parking allocation
- Individual self contained access
- Welcoming waiting area / reception
- Glass partitioned office
- Break out space
- Kitchenette facilities on both ground and first floors
- 2 x WC facilities, including a fully compliant disabled WC
- Gas central heating throughout
- Suspended ceilings with integrated lighting
- Fully carpeted
- Intercom entry system
- Double glazed windows surrounding the property, providing excellent natural light across both floors





Accommodation

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

227m² (2,450ft²)

(This information is given for guidance purposes only)

Rent

The property is available on flexible terms by way of a new lease at a quoting rent of:-

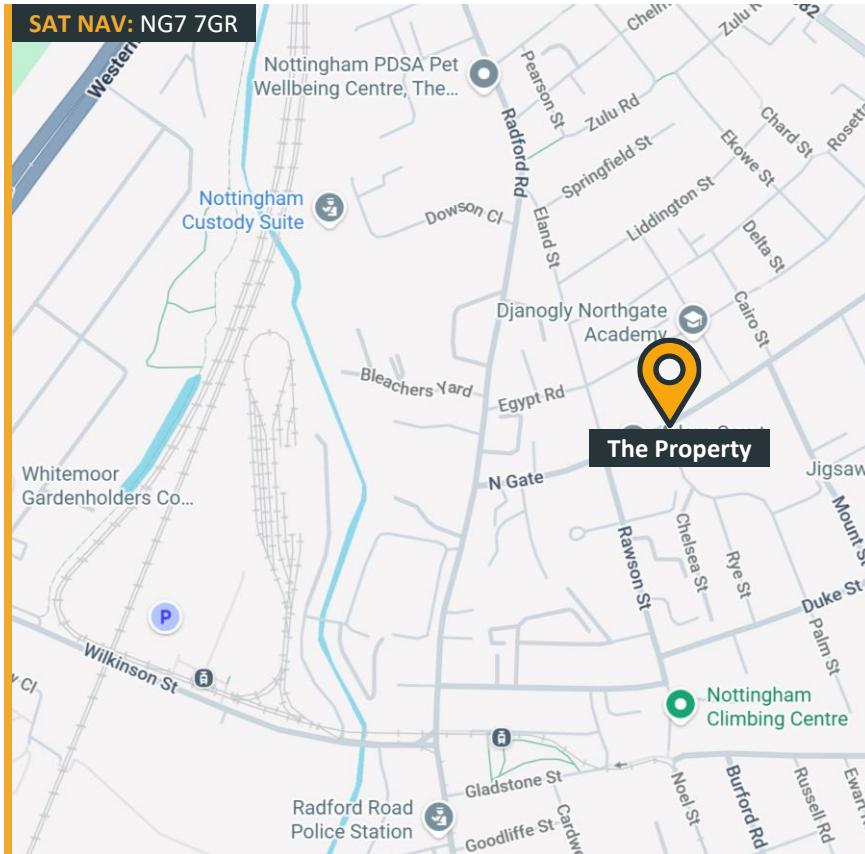
**£22,000 per annum
(Twenty Two Thousand Pounds)**

Service Charge

The unit is subject to a service charge of £2,500 per annum.

EPC

The property has an EPC rating of **C**.



Business Rates

From enquiries of the VOA we understand the following:

Rateable Value 2026: £23,000
Rates Payable: £9,890

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries with the Local Authority)

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