

Fully fitted office in Nottingham's top Business Park Available Now

105m²
(1,125ft²)

- Fully fitted and furnished ground floor office, with two private meeting rooms
- Flexible lease terms, available immediately
- 3 parking spaces included, with potential for more
- Ideal for businesses who want flexibility without compromise
- Excellent transport links – NET tram, buses, and quick access to M1 & City Centre.



TO LET



Location



Gallery



Video



Contact



Location

NG2 Business Park is a highly sought after, well connected office location, home to national occupiers including Specsavers, Experian and Speedo. The office sits just off Queens Drive (A453), providing immediate access via the Ring Road for fast links to the M1 and wider regional routes. The NET Tram runs through the Estate, with frequent bus services and Nottingham Train Station only a short drive away. The property benefits from a plethora of nearby amenities at Castle Marina Retail Park including Starbucks, Sainsburys and Costa, making the location convenient for staff and welcoming for clients.

Description

The property provides a pavilion style two-storey office building with the ground floor current vacant. The specification incorporates the following features:

- Glazed double height atrium
- Reception/entrance area
- Air conditioning throughout
- Suspended ceiling incorporating LED lighting
- Shared kitchenette and WC facilities
- Mixture of fitted out meeting rooms and open plan floor plates
- Three designated car parking spaces
- Intercom system
- Shower facilities with bike storage available





Accommodation

From measurements undertaken on site, we calculate the property has the following Net Internal Area (NIA):

105m² (1,125ft²)

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own measurements)

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.

Service Charge

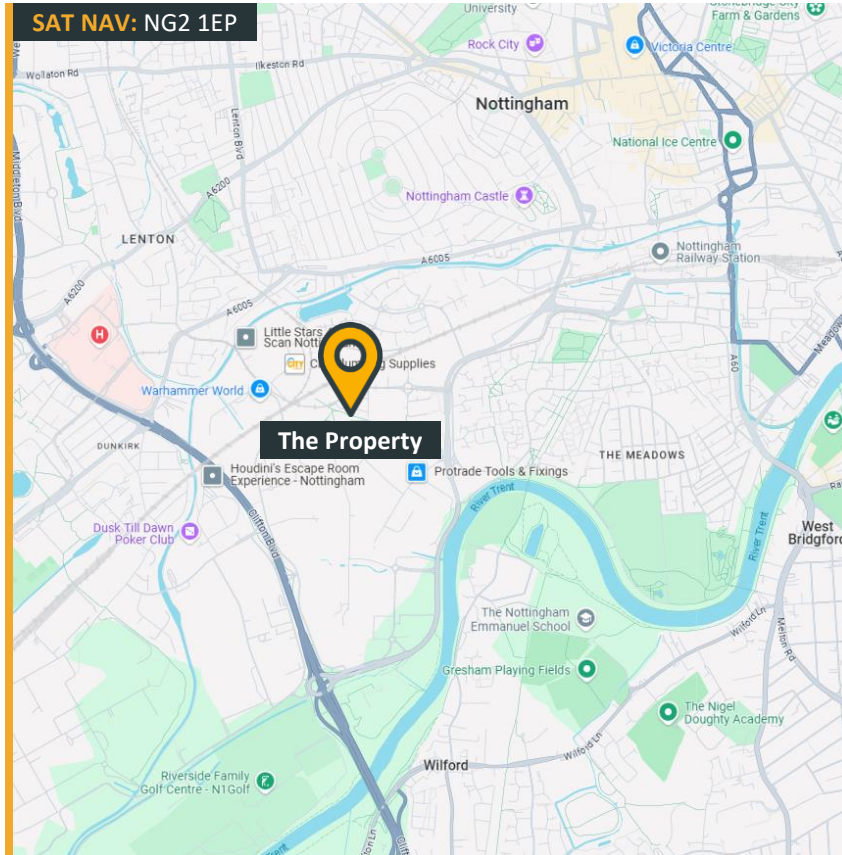
There will be a £2,000 annual service charge in addition to the quoting rent.

EPC

We understand the property has an EPC rating of **A-20**.

VAT

VAT applies to the rent due at the standard rate.



Lease Terms

The suite is available on a new lease for a minimum term of three years.

Quoting Rent

The office is available at a quoting rent of:

£16,000 per annum
(Sixteen thousand pounds)

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.