

High quality serviced ground floor office suite available immediately on all-inclusive terms

30.88m²
(385ft²)

- Modern Ground floor open plan office suite available immediately
- Shared reception and kitchenette included within the building
- Ample on-site parking available
- Conveniently located near J26 of the M1
- LED lighting & electric heating throughout
- All inclusive package covering rent, services & utilities



TO LET



Location



Gallery



Contact



Location

Nottingham Business Park is a popular out-of-town office location with excellent access to Junction 26 of the M1, only half a mile away. The park sits just off A6002 Woodhouse Way, providing quick links to Nottingham City Centre via the A610, only a few minutes by car. Several bus routes also serve the business park, offering convenient public transport options.

The area benefits from landscaped surroundings, open green space, and nearby amenities including Aldi and the Nottingham Belfry Hotel, making it a practical and well-connected location.

Description

G3 Ash Tree Court forms part of a modern terrace of office buildings on Nottingham Business Park. The ground floor suite provides open-plan office accommodation with strong natural light and a simple, modern layout.

The suite is offered on an all-inclusive serviced basis, combining rent, service charge and utilities into a single payment. Occupiers benefit from a shared fully fitted kitchenette, shared reception, and refurbished WC facilities, along with 2 dedicated parking spaces and further parking across the estate.

The specification includes:

- LED lighting
- Electric heating
- Full perimeter trunking and cabling
- Intercom system
- Secure barrier access
- Alarm system
- Disabled access





Floor Areas

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

30.88m² (385ft²)

(This information is given for guidance purposes only)

Planning

The property is categorized as Use Class

EPC

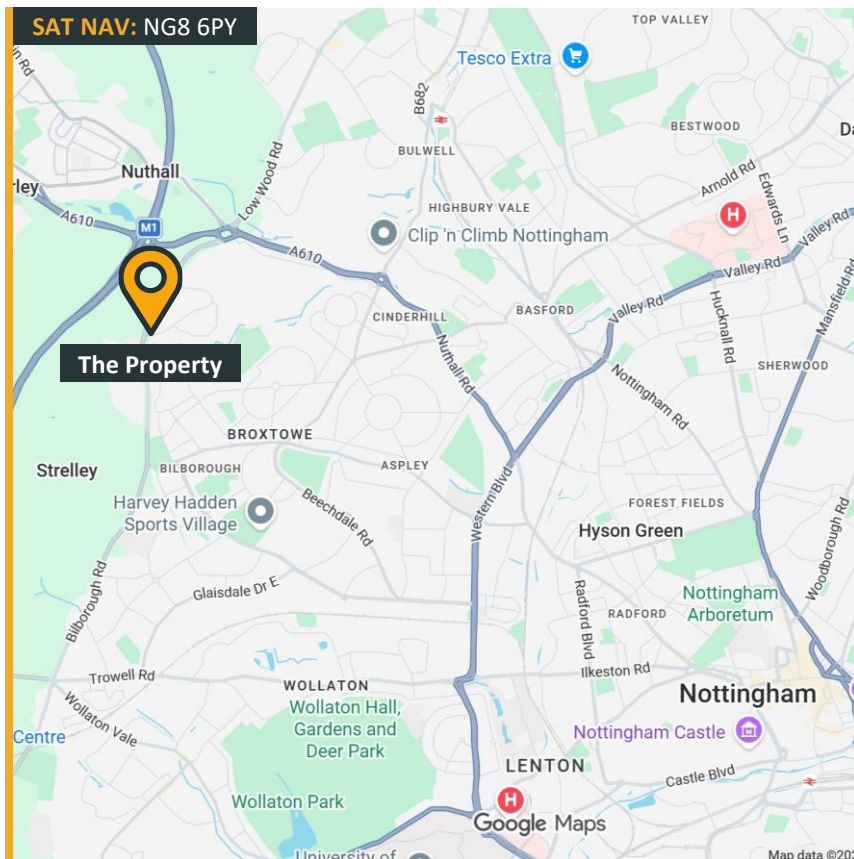
A copy of the EPC rating is available upon request.

Business Rates

The business rates payable are included within the all-inclusive rental value.

Service Charge

The service charge is included within the rental value payable



Lease Terms

The property is available on a new lease for a term of years to be agreed at a quoting rent of:

£1,083 per calendar month
(One thousand and eighty-three pounds)

VAT

VAT is applicable to all charges due

Further Information

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

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