First Floor | 2 Orchard Place | Nottingham Business Park | Nottingham | NG8 6PX

Good quality office building located on Nottingham Business Park with excellent parking provisions

577m²
(6,211ft²)

- Excellent access to Junction 26, M1, A610 and Nottingham City Centre
- Substantial car parking provisions with 22 spaces
- Well serviced with local amenities and public transport links nearby
- First floor modern offices with additional storage located on the second floor totalling 627ft²



TO LET

Location | Gallery | Video | Contact

FHP
fhp.co.uk

Location

The property is located on Nottingham Business Park, one of the City's established office locations. By virtue of its location, the property is within easy reach of Junction 26 of the M1 motorway and benefits from good access to Nottingham City Centre via the A610 trunk road.

The property has the benefit of several amenities in the locality including supermarkets, pubs and restaurants with the Marriott Hotel adjacent, and benefits from excellent public transport links with nearby NET tram and bus routes providing regular access to Nottingham City Centre.

Description

The property comprises a semi-detached two storey office building with additional storage space located on the second floor. The property is due to undergo a refurbishment and provides the following specification:

- Raised floors with floor boxes including data/power cabling
- Lift to first floor offices
- Suspended ceiling with inset modern lighting and motion sensors
- Carpet and vinyl floor finishes
- Full height feature reception/lobby area
- Central heating throughout
- Air conditioning/cooling in part













Accommodation

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

577m² (6,211ft²)

The first-floor suite also benefits from a storage and plant room which is located on the second floor offering approximately 627ft².

(This information is given for guidance purposes only)

Rateable Value

From enquiries of the Valuation Office website, we understand the following:

Rateable Value from 1 April 2026:	**£61,500**
Rates Payable 2026/27:	**£29,520**

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries of the Nottingham City Council's Planning Department on 0115 8764447.)

EPC

The EPC rating for the property is **B-31** expiring June 2033

Car Parking

The property benefits from a large car park which is secured by way of an electric security barrier. The property has 22 marked spaces with more available by way of double parking if necessary.

Car Parking Levy

This property lies within an area which is subject to Nottingham City Council's Car Parking Levy.

Service Charge

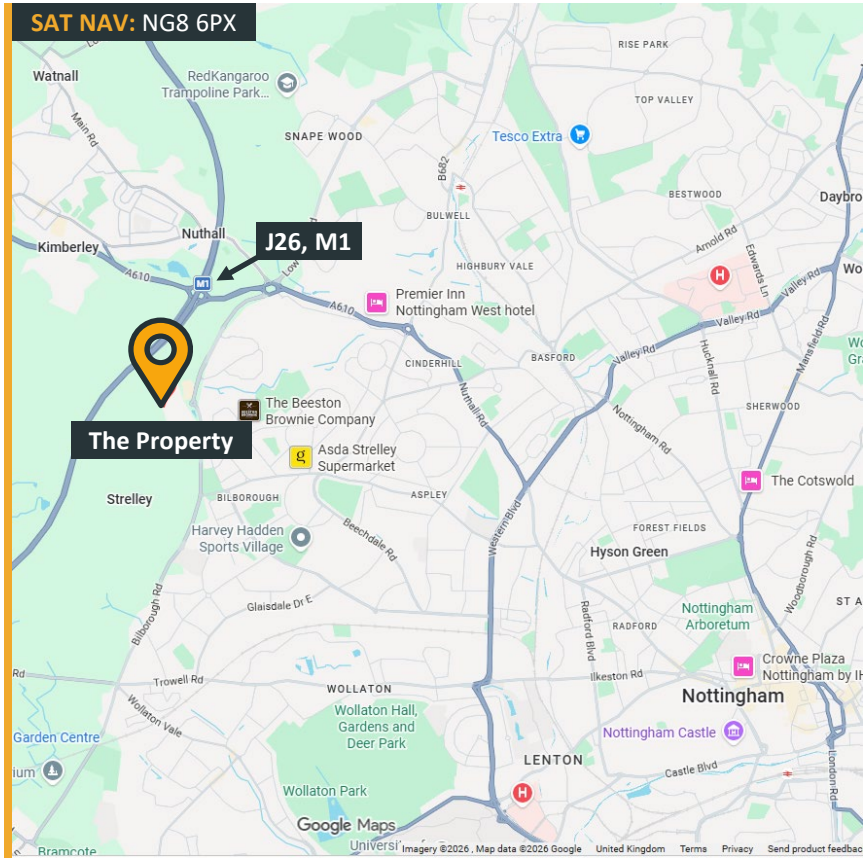
A service charge is payable to maintain parts of the business park used in common. Full details of the service charge can be provided upon request from the agents.


Indicative office layout


Indicative office layout


Indicative office layout


Indicative office layout



Lease Terms and Rent

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

£95,000 per annum
(Ninety-five thousand pounds)

VAT

VAT is applicable on the rent 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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25/08/2026

Please **click here** to read our "Property Misdescriptions Act". E&OE.