Grade A offices within the established Ruddington Fields Business Park in South Nottinghamshire

520m² to 1,041m²

(5,602ft² to 11,204ft²)

- High quality Grade A office accommodation
- Competitive rents available with the option to have an all inclusive rent configured to your requirements
- Fully air conditioned
- Intelligent building management system
- Established south Nottinghamshire business park location
- 22 designated car parking spaces available per floor with newly installed electric charging points
- Outside the Workplace Parking Levy

TO LET

Location | Gallery | Video | Contact

FHP
fhp.co.uk

Location

The property is located on the well-established Ruddington Fields Business Park located to the south of Nottingham City Centre. By virtue of its location, the property is well accessible to both road and public transport links with the A52 Ring Road / A453 leading to Junction 24 of the M1 close by. Additionally, the centre of Ruddington is only a short walk away and provides shops, cafés, bars and restaurants. The business park is also surrounded by Rushcliffe Country Park.

Description

The property comprises the entire ground floor and first floor of Innovation House, a large modern purpose-built office premises. The suites benefit from the following specification of Grade A office accommodation:

- Heating/cooling system
- Suspended ceilings
- Competitive rents available with the option to have an all inclusive rent configured to your requirements
- LED lighting dimmable and zoneble by building management/app
- Raised access floors encompassing power & data
- Kitchen facility and communal WC facilities
- Impressive two storey atrium reception/entrance area
- 22 designated car parking spaces per floor with newly installed electric charging points
- Outside the Workplace Parking Levy
- Option for a fully fitted office on the first floor
- Secure bike storage with key fob access

Floor Areas

We understand that the first floor has the following Net Internal Area (NIA):

Floor	m²	ft²
Ground	520	5,602
First	520	5,602
Total	**1,041**	**11,204**

(This information is given for guidance purposes only)

Service Charge

A service charge will be levied to cover the maintenance and upkeep of the internal/external common areas. Guide figures are available via the agent.

Business Rates

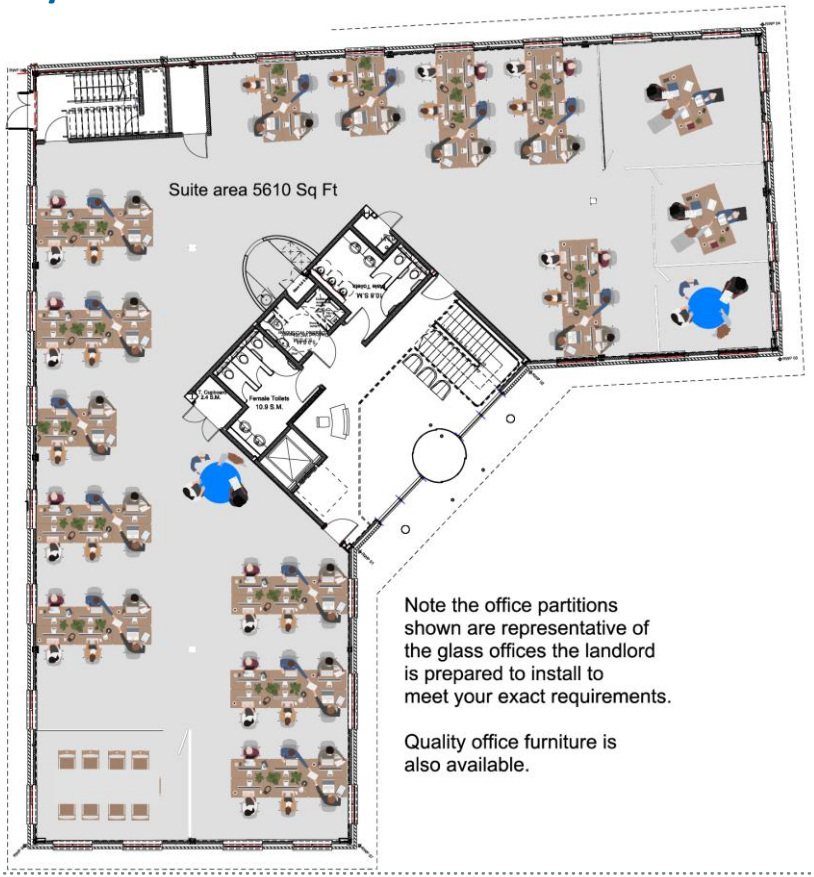
Business rates information is available upon request from the agent.

(Prospective tenants are advised to undertake their own enquiries of the Local Authority)

EPC

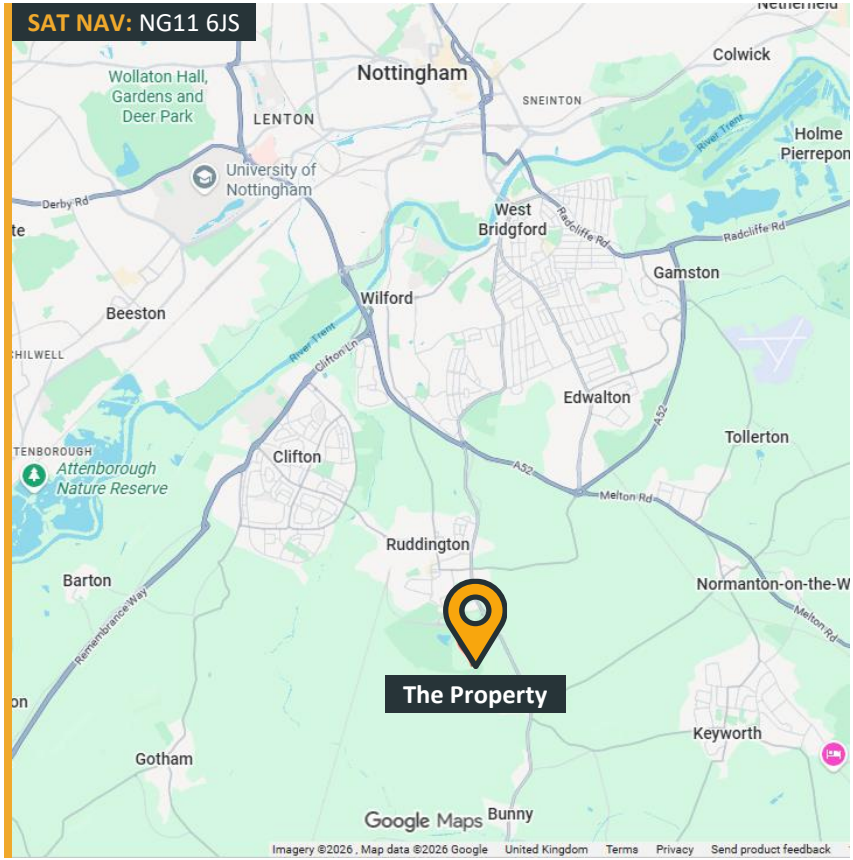
We understand that the property currently has an EPC rating of **B-50**.

Potential Floor Plan Layout



Note the office partitions shown are representative of the glass offices the landlord is prepared to install to meet your exact requirements.

Quality office furniture is also available.



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

Rent

The suites are available on a floor by floor basis or as a whole on new lease terms and the rent is available upon application.

VAT

It is understood that VAT applies to both the rent and service charge due at the standard rate.

Further Information

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

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