Suites 1, 2 & 2a | **Ergo House** | Mere Way | Ruddington Fields Business Park | Ruddington | Nottingham | NG11 6JS

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

130m² to 619m²

(1,400m² to 6,660ft²)

- High quality Grade A office accommodation
- Intelligent building management system
- Established south Nottinghamshire business park with excellent nearby walking routes
- Ample car parking spaces with newly installed electric charging points
- Outside the Workplace Parking Levy
- Fully fitted office suites available at a competitive quoting rent
- Opportunity to have an all inclusive rent configured to your requirements

TO LET

Location | Gallery | Video | Contact

FHP
fhp.co.uk

Location

The property is located on the well-established Ruddington Fields Business Park situated 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

Ergo House offers a variety of size suites and comprises a large modern purpose-built office premises. The suites benefit from a communal entrance area and shared welfare facilities and provides the following specification:

- 3 pipe system air conditioning throughout
- Suspended ceilings incorporating LED lighting
- Raised access floors encompassing power and data
- Self-contained kitchenette
- Communal WC and shower facilities
- Ample car parking spaces available with newly installed electric charging points
- Mixture of cellular and open plan floor plates
- Secure access control and electric sliding entrance door
- Stunning two storey reception with atrium
- Secure bike storage with key fob access

Floor Areas

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

Floor	m²	ft²
Suite 1	254	2,730
Suite 2	365	3,930
Suite 2a	130	1,400

(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. The suites can be occupied on an all inclusive basis. Further information is available upon request.

Business Rates

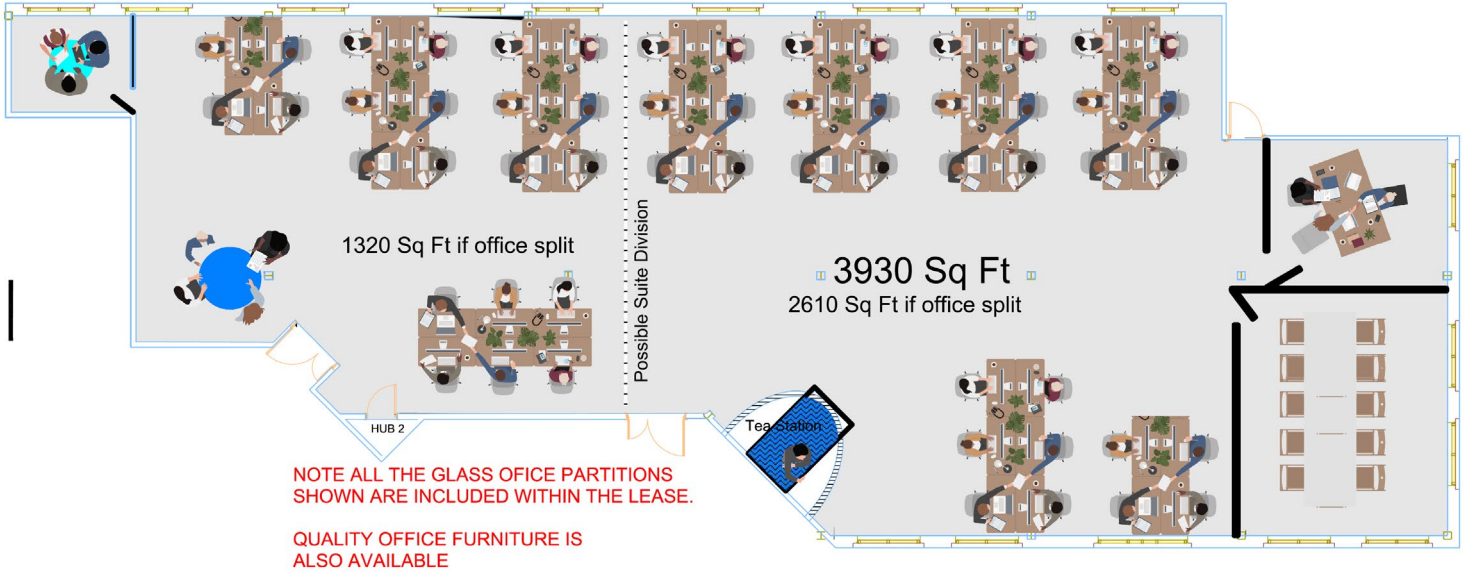
Further information is available upon request from the agent.

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

EPC

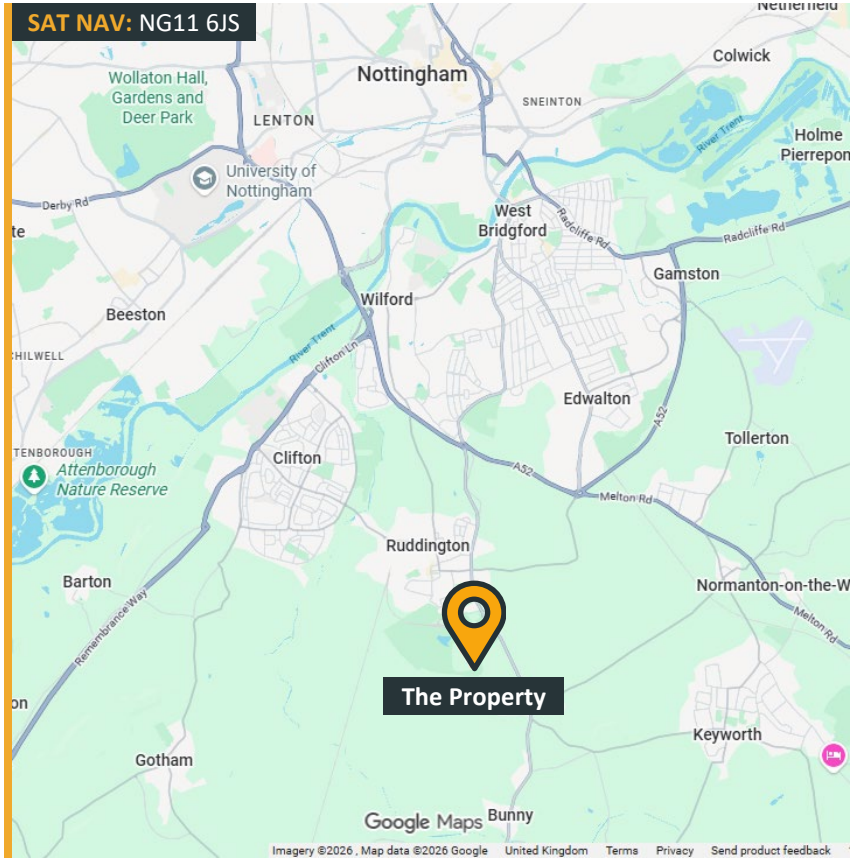
We understand that the property has an EPC rating of **C-54**.

Potential Floor Plan Layout



NOTE ALL THE GLASS OFICE PARTITIONS SHOWN ARE INCLUDED WITHIN THE LEASE.

QUALITY OFFICE FURNITURE IS ALSO AVAILABLE



Rent

The suites are available on an all inclusive or traditional lease tailored to your needs. The rent is available on 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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Please **click here** to read our "Property Misdescriptions Act". E&OE.

30/10/2025