First Floor, 18 The Triangle | NG2 Business Park | Nottingham | NG2 1AE

Beautifully fitted, self contained first floor office space available immediately

186m²
(2,000ft²)

- High quality first floor office suite available on a plug and play basis, subject to negotiation
- Excellent natural light and air conditioning throughout
- Contemporary glazed meeting rooms/private offices in situ
- Attractive break-out area with modern kitchenette facilities
- Situated within a popular business park and a short driving distance to Nottingham City Centre
- Excellent nearby transport links with an NET tram stop just outside The Triangle



TO LET

Location | Gallery | Video | Contact

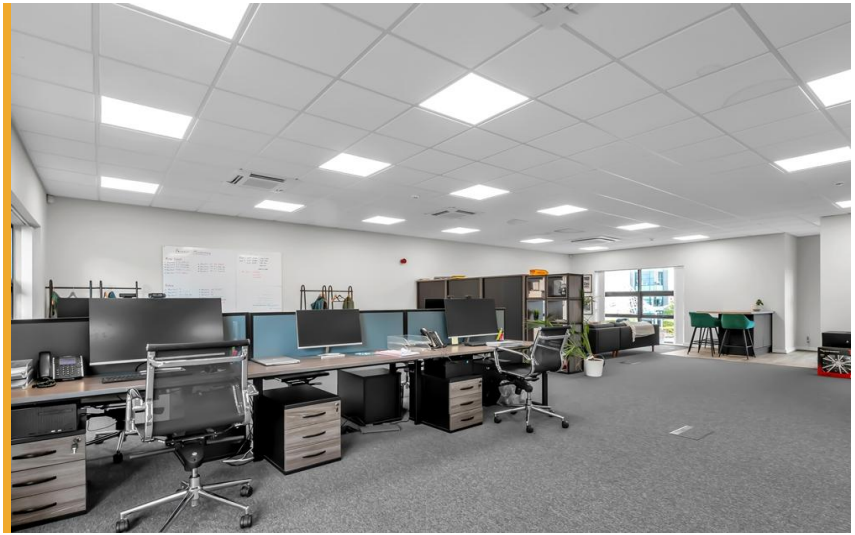
FHP
fhp.co.uk

Location

18 The Triangle is situated on NG2 Business Park which is home to a diverse range of occupiers including Experian, Specsavers and Staffline amongst others.

The property lies just off Enterprise Way providing direct access to Queens Drive with further access to Nottingham City Centre the A52 and A453, a few of Nottingham's main arterial routes. The location benefits from excellent public transport links including the Nottingham Park & Ride scheme nearby, bus routes and is a short driving distance to Nottingham train station.

There are a variety of amenities nearby the subject property including Sainsbury's supermarket which is located on Castle Marina retail park alongside other occupiers such as Costa, Lidl and DFS amongst others.



Floor Areas

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

186m² (2,000ft²)

(This information is given for guidance purposes only)





EPC

The property has an EPC Rating of B-41.







Description

The available suite comprises a high quality first floor office space within a modern pavilion style office building. The space has been fitted out to an excellent standard and provides a plug and play opportunity (subject to negotiation). The office offers a mix of open plan accommodation, glazed meeting rooms and impressive staff break-out facilities. The suite benefits from the following specification:

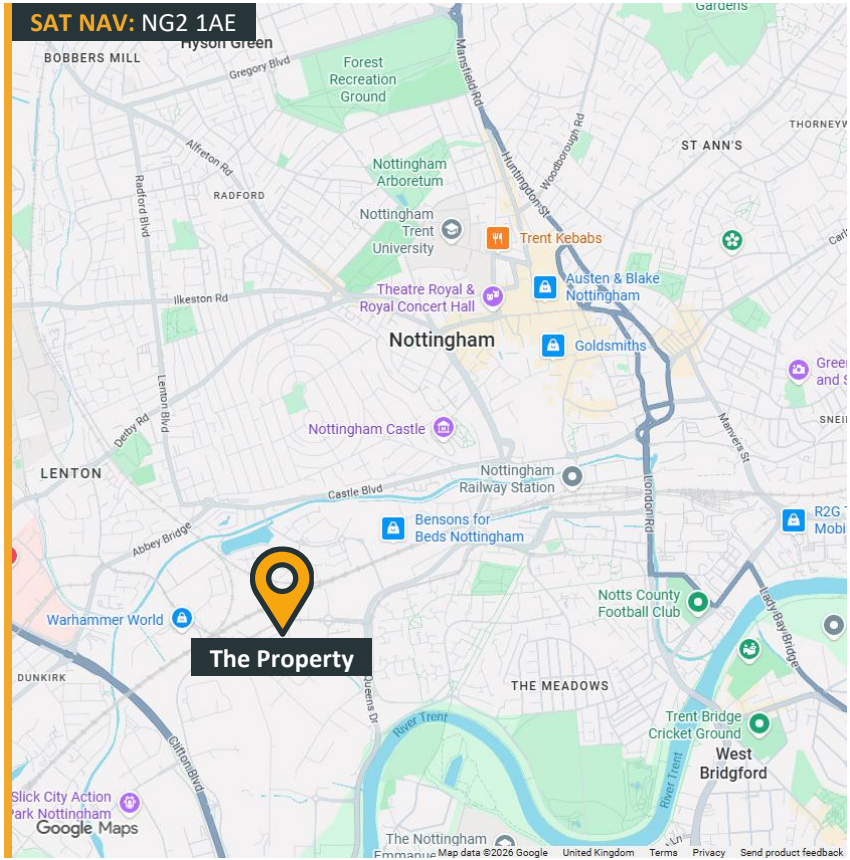
- Raised floor boxes incorporating Cat 5 cabling
- Solar controlled glazing
- High quality modern kitchenette, lift access and attractive tiled WC facilities
- 6 designated car parking spaces
- Reception – entrance area
- Air conditioning throughout
- Intercom system
- Mag lock entry on internal access doors

Service Charge

A service charge will be levied for maintenance and repair of common areas of the estate. Guide figures are available via the agent.

Rent

The rent is available upon application from the agent.



Business Rates

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

Rating Authority: **Nottingham City Council**
Rateable Value: **£29,000**

(This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries of Nottingham City Council)

VAT

VAT applies at the standard rate to the rent and service charge 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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29/10/2026

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