# Serviced offices available on flexible terms with parking close to Nottingham City Centre

## 19m² to 40m² (205ft² to 426ft²)

- All-inclusive rents available on flexible terms
- Multiple car parking spaces available
- Good access links to City Centre via NET tram and bus routes
- Available for immediate occupation
- Located conveniently across the beautiful Forest Recreation Ground
- Additional meeting rooms available free of charge















To Let: 19m<sup>2</sup> to 40m<sup>2</sup> (205ft<sup>2</sup> to 426ft<sup>2</sup>)









Location

The property is located just off Gregory Boulevard, a short distance from the A60 Interchange. By virtue of its location, the unit has a plethora of nearby amenities including shops, cafes, restaurants and bars amongst a mixture of professional services in close vicinity.

The property benefits from being in close proximity to Nottingham City Centre, just 3 miles north, with excellent transport links to the City Centre.

## **Description**

The property comprises an office building arranged over ground and first floor accommodation. The specification is as follows:

- · Open plan floor plates
- · Cat 2 lighting
- · Air conditioning in part
- · Carpet tiles throughout
- · WC and kitchen facilities available
- · Reception/entrance area
- · Car parking spaces available
- · Gas central fire heating system
- Trunking throughout leading to Cat 5 cabling

## **EPC**

The EPC ratings are to be reassessed and will be provided in due course.









Sherwood House | 7 Gregory Boulevard | Forest Fields | Nottingham | NG7 6LB

To Let: 19m² to 40m² (205ft² to 426ft²)















## **Floor Areas and Rent**

Suite	m²	ft²	Rent Per Annum
Suite 2			Let
Suite 3			Under Offer
Suite 4			Let
Suite 5			Let
Suite 9			Let
Suite 12	40	426	£8,520
Suite 14			Let
Suite 15	19	205	£4,100

## **Planning**

The property is categorised as Use Class E and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

#### **Business Rates**

The business rates are to be confirmed. Guide figures are available by way of the agents.



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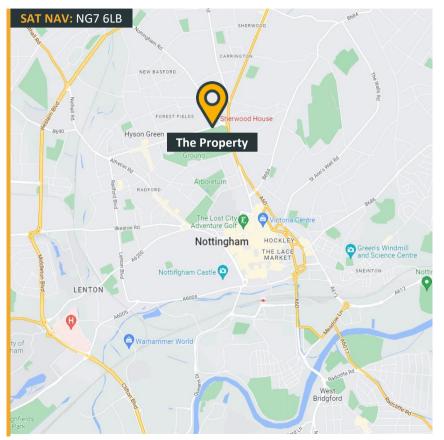
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## **Lease Terms**

A new lease is available for a term of years to be agreed. Please contact the agents to discuss space requirements and rental terms.

#### VAT

VAT applies to rent and other payments due under the lease.

## **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.