

1 Priory Court | Derby Road | Nottingham | NG9 2TA

## Self-contained two storey office building with ample parking currently undergoing refurbishment

515m<sup>2</sup>  
(5,543ft<sup>2</sup>)

- First floor refurbished to a high standard with the ground floor to follow
- Positioned just off the A52 Derby Road providing easy access to both Nottingham and Derby City Centres
- Fantastic levels of on-site car parking outside the Workplace Parking Levy
- Reception, fitted out meeting rooms and open plan floor plate



**TO LET**



Location



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Video



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## Location

The property is situated just off the A52 Derby Road, which is approximately 8 minutes drive from Nottingham City Centre and 19 minutes from Derby City Centre. The A52 is known as one of Nottingham's main arterial routes providing further access to Junction 25 of the M1 motorway to the west.

The property benefits from being a short walking distance away from Beeston which provides excellent transport links including the NET tram route, bus stops and Beeston Train Station.

## Description

The property comprises a self-contained semi-detached office building and is currently under refurbishment. The property benefits from the below specification:

- A mixture of cellular and open plan floor plates.
- New suspended ceilings with LED lighting.
- WC and kitchen facilities.
- New grey carpet tiles throughout.
- Shower facility on the first floor.
- 30 designated on-site car parking spaces.
- Self-contained lobby/reception area.

## EPC

The EPC Rating for the property is currently **C-70**.





## Floor Areas

From measurements taken on site we calculate the property has the following Net Internal Areas:

Floor	M <sup>2</sup>	Ft <sup>2</sup>
Ground Floor	260	2,798
First Floor	255	2,755
<b>Total</b>	<b>515</b>	<b>5,543</b>

(This information is given for guidance purposes only)

## Rent

The office is available as a whole or on a floor by floor basis on new lease terms and we are quoting rents of:

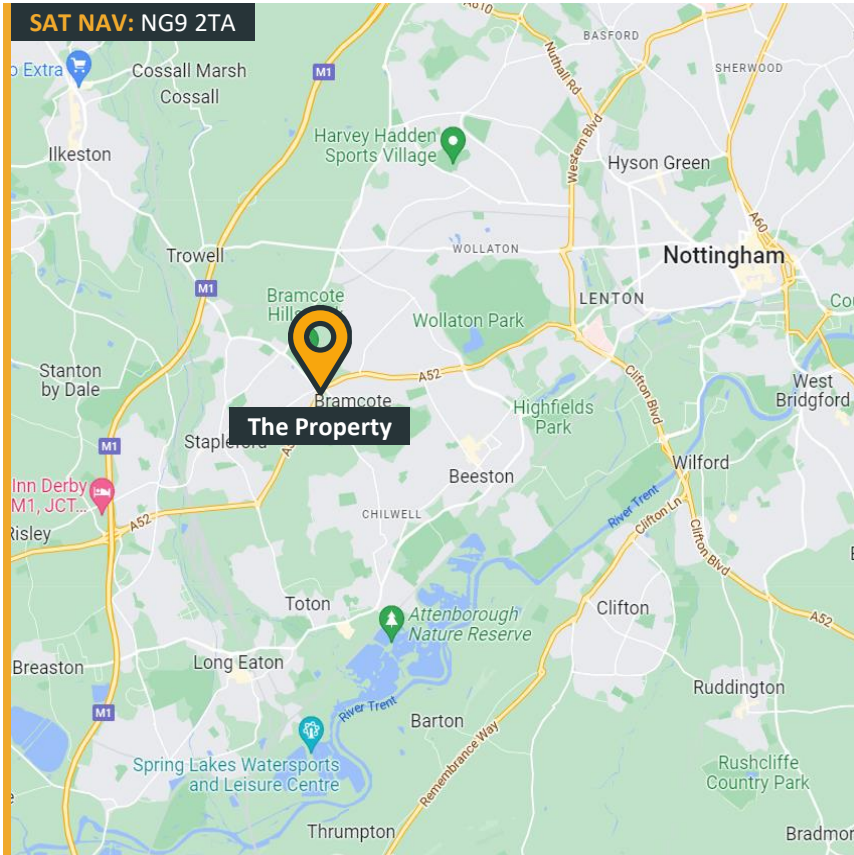
Floor	Rent
Ground Floor	£41,500 per annum
First Floor	£41,500 per annum
Ground & First Floors	£83,000 per annum

## Service Charge

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







## Business Rates

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

**Rateable Value: £ 59,500**

**Rates Payable: £ 29,690.50**

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries of the Local Authority.)

## VAT

We understand that VAT will be payable at the standard rate upon 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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18/11/2022

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