

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



Location



Gallery



Video



Contact



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.





Floor Areas and Rent

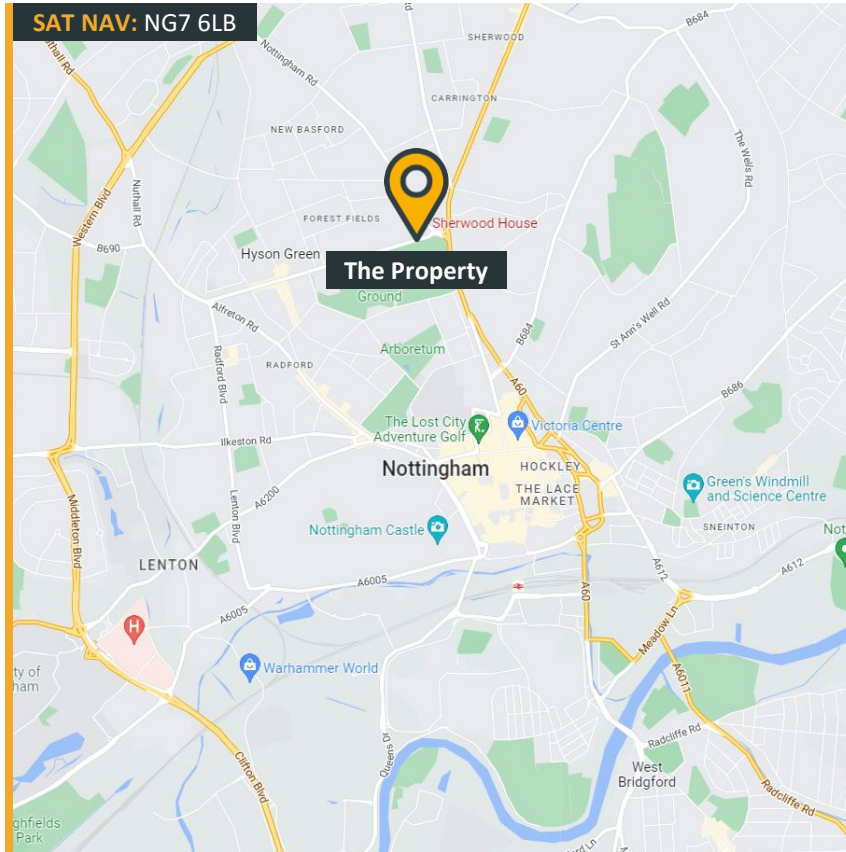
Suite	m ²	ft ²	Rent Per Annum
Suite 4	21	225	Under offer
Suite 12	40	426	Under offer
Suite 14	25	269	£5,380

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.



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.