

Fully fitted self contained offices with excellent parking provision close to J26, M1

855m²
(9,203ft²)

- **REDUCED RENT**
- Opportunity to acquire a Headquarter style office building on Nottingham Business Park
- Fully fitted offices arranged over two floors
- Substantial car parking provision
- Excellent access to J26, M1, A610 and Nottingham City Centre
- Available by way of sublease/assignment/new lease



TO LET



Location



Gallery



Video



Contact



Location

The property is located on Nottingham Business Park, one of the City's premier office addresses. By virtue of its location the property is in easy reach of Junction 26 of the M1 Motorway and additionally Nottingham City Centre via the A610 trunk road.

The property has the benefit of several amenities in the locality including pubs and restaurants with the Marriott Hotel adjacent.

Description

The property comprises fully fitted 'plug and play' offices with a predominately open plan accommodation over two floors with a mixture of fitted meeting rooms and kitchen facilities. The specification of the offices includes:

- Raised floors with data/power cabling
- Suspended ceilings with inset Cat 2 lighting
- Carpet and vinyl floor finishes
- White emulsion decoration throughout
- Full height feature reception/lobby area
- Passenger lift access
- Kitchenette and WC facilities to both floors

There are 34 parking spaces plus twin EV charging points. Car parking is subject to a parking levy.





Floor Areas

We understand the suite has the following floor areas:

Floor	m ²	ft ²
Ground floor	399	4,294
First floor	399	4,294
Second floor	57	615
Total	855	9,203

(This information is given for guidance purposes only)

Rent

The property is available by way of a sublease or assignment of the existing lease expiring 24 April 2026 at a passing rent of:

£92,000 per annum exclusive

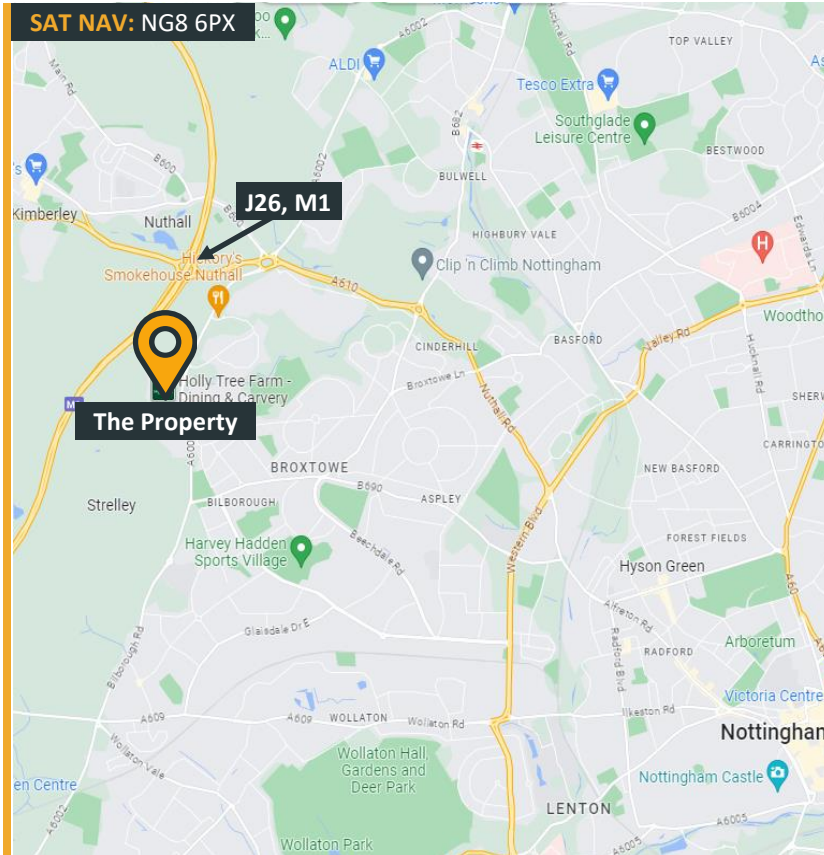
Alternatively, a new lease directly with the landlord may be available by way of separate agreement.

Rateable Value

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

Rateable Value from 1 April 2023: £94,000
Rates Payable: £48,000

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



EPC

To be confirmed.

Service Charge

A service charge is payable to maintain parts of the business park used in common. A guide as to the service charge is available from the agents.

VAT

VAT is applicable on the rent and service charge at the prevailing 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.