

# Fantastic opportunity to rent a refurbished two storey self contained office premises with parking

**106.8m<sup>2</sup>**  
(1,150ft<sup>2</sup>)

- Recently undergone a high-level refurbishment
- Fantastic location on Nottingham Science Park
- Close to Nottingham University, Queens Medical Centre and A52 Ring Road
- NET tram stop within walking distance of the site
- Designated car parking for 4 vehicles



**FOR SALE /  
TO LET**



Location



Gallery



Video



Contact

## Location

The property is located on the established Nottingham Science Park, accessed off University Boulevard (A6005) a short distance from the Ring Road (A52).

The property is a short drive from Nottingham City Centre and approximately 10 minutes drive to Junctions 24, 25 and 26 of the M1 motorway. The location benefits from excellent public transport links with the NET Tram Network and regular bus routes running down University Boulevard, a short walk from the offices.

## Description

The property comprises a two storey self contained end terrace office building. The accommodation is split across two floors with the building to be refurbished to a high standard to provide the following specification:

- Full redecoration throughout
- New flooring finishes including new carpets and vinyl
- Suspended ceilings within inset LED lighting
- Kitchenette facilities
- Male and female WC facilities
- Power and data cabling
- Designated car parking for 4 vehicles





## Floor Areas

We understand from measurements taken on site that the property has the following Net Internal Area:

**106.8m<sup>2</sup> (1,150ft<sup>2</sup>)**

(This information is given for guidance purposes only)

## Business Rates

The property currently forms part of a wider valuation and therefore will require a new assessment upon occupation. Guide figures are available by way of the agents.

## VAT

VAT is applicable on the rent and service charge due at the standard rate.

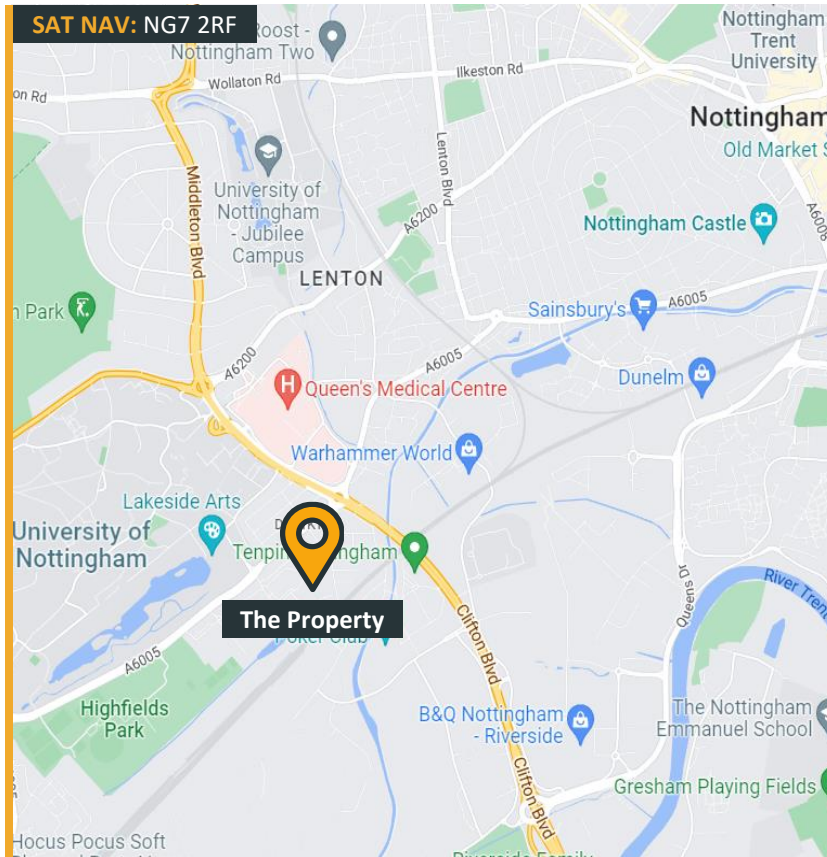
## Service Charge

A service charge will be levied to cover the maintenance of the wider estate.

Further Information is available by way of the agent.

## EPC

The EPC Rating for the property is TBC.



## Rent

The premises are available on a new lease and we are quoting a rent of:

**£18,500 per annum exclusive**

## Price

The property is held on a separate long leasehold that expires in July 2113 (c. 90 years remaining) at the rate of a peppercorn (if demanded). We are quoting a price of:

**£200,000**

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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