

Office / hybrid unit available to purchase or rent with excellent parking facilities

453m²
(4,880ft²)

- Opportunity for hybrid unit or good quality office suite situated across two floors
- Available to rent on a floor-by-floor basis with self-contained entrances at a competitive rent
- Designated car parking spaces with additional available via cul-de-sac
- In close proximity to amenities (Aldi, Costa drive-thru, Poundland & Smyths), park and ride and further public transport
- Situated within an established industrial location
- Level loading access door on ground floor
- Suitable for a variety of uses (STP)



**FOR SALE /
TO LET**



Location



Gallery



Video



Contact



Location

Situated along Daleside Road (A612) and approximately 1.5 miles east of the city centre, M1 Junction 24 can be accessed via the A453 inside a 25 minute drive time and J26 of the M1 to the north can be accessed via A610.

The location equally benefits from being in close conjunction with Nottingham Park & Ride, local bus routes and Nottingham Train Station.

The Property

The property comprises an office suite situated across two floors with self-contained access points per floor. There is the opportunity to occupy the property as a whole or occupier on a floor-by-floor basis. Each floor offers a 'plug in and play' option, with the offices already fitted out.

There is a roller shutter door on the ground floor level providing a further opportunity for a hybrid unit and reinstating the ground floor space into a warehouse area.

The property benefits from ample parking with additional being available via a cul-de-sac.





Floor Areas

Floor	m ²	ft ²
Ground Floor	225	2,421
First Floor	228	2,458
Total GIA	453	4,880

(This information is given for guidance purposes only.)

EPC

The property has an EPC rating of **C – 62**.

Service Charge

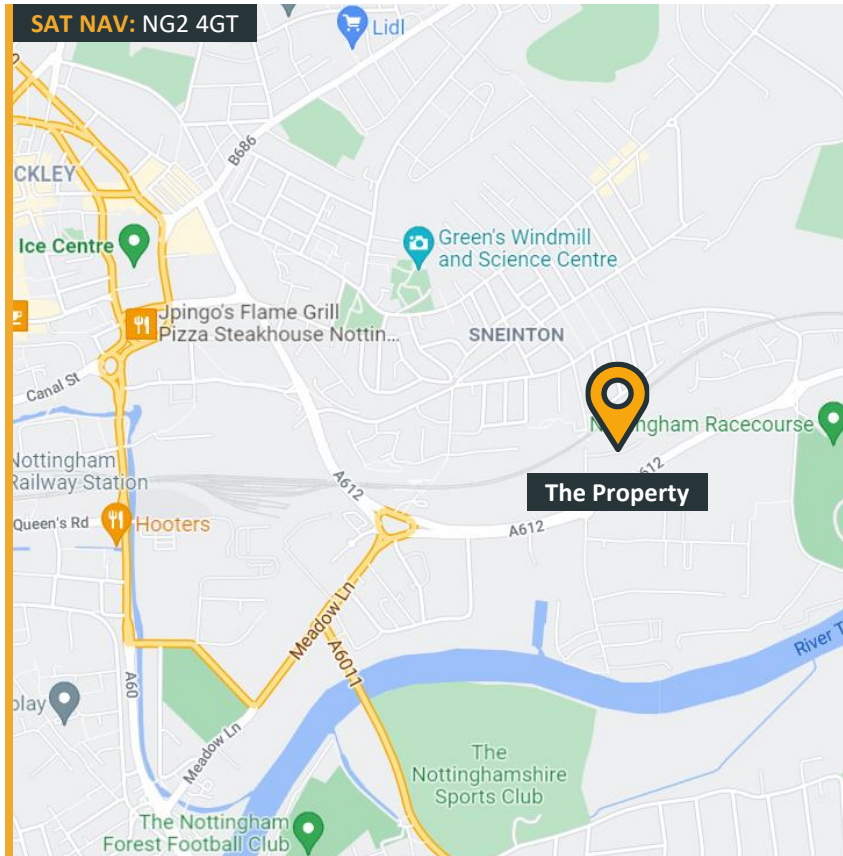
A nominal service charge will be levied to cover contributions towards the upkeep and maintenance of the estate and landscaping.

Business Rates

Further information on business rates is available upon request from the agent.

VAT

VAT will be applicable on the rent/price and service charge due.



Lease Terms

A new full repairing and insuring lease term is available at a quoting rent of:

£48,000 per annum exclusive
(Forty-eight thousand pounds)

There is also the option to rent the space on a floor-by-floor basis.

Sale Price

The property is available to purchase on a freehold basis with part vacant possession and we are quoting a price of:

Offers in the region of £540,000
(Five hundred and forty thousand pounds)

Further Information

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

Amy Howard

07887 787 894

amy.howard@fhp.co.uk

Jamie Gilbertson

07747 665 941

jamie.gilbertson@fhp.co.uk

Or contact our joint agent **Thomas Szymkiw** of **NG Surveyors** on 07564 580 300 / thomas@ng-cs.com.



Fisher Hargreaves Proctor Ltd.
10 Oxford Street
Nottingham, NG1 5BG

fhp.co.uk