

4 Orchard Place | Nottingham Business Park | Nottingham | NG8 6PX

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

From 399m² (4,294ft²)
to 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.

EPC

The EPC rating for the property is C-59.





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 either by way of an assignment or sublease of the whole. Alternatively, the property can be sublet on a floor by floor basis. The quoting rent for a subletting of the property is:

£9.50 per sq ft

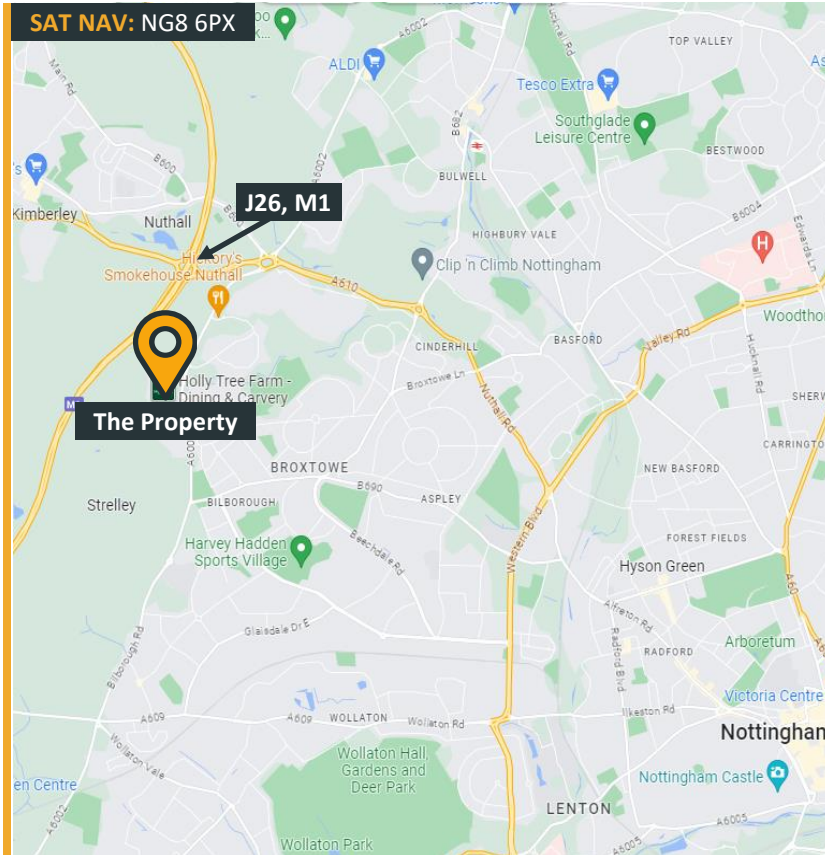
Alternatively, we can discuss a new lease on the property to be taken directly with the landlord by way of a separate agreement.

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.



Rateable Value

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

Rateable Value from 1 April 2023: £94,000
Rates Payable 2024/25: £51,324

A guide as to the rates payable for an individual floor is available from the agents.

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

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.