



WATERFRONT HOUSE

TECHNOLOGY DRIVE . BEESTON BUSINESS PARK . NG9 1LA

Fully fitted Grade A Offices

TO LET



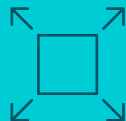
CLICK HERE TO VIEW
THE WALKTHROUGH



OVERVIEW



"Plug-and-play" offices including fit out, furniture and tech equipment



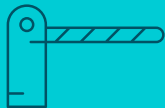
Size options from 11,160ft² - 53,000ft²



Single floor plate of 26,240ft²



Ready for immediate occupation



Secure site with manned gatehouse



Attractive waterside location next to the Attenborough Nature Reserve



Excellent parking ratio of 1:180 sq ft with no parking levy



Excellent public transport connections with bus and train links to the front of the site



LOCATION

Waterfront House sits within the established Beeston Business Park, which is located approximately 3 miles southwest of Nottingham City Centre. The Park benefits from excellent public transport links and road communications, with Beeston Railway Station located at the front of the business park providing frequent services to Nottingham City Centre (6 mins), London St Pancras (1h 40mins) as well as connections to regional locations such as Loughborough, Leicester and Derby.



Google maps
Click here



What3words
retire.rope.editor

East Midlands International Airport is 12 miles south of the business park and easily accessible from the M1. The offices are situated within this attractive business park environment overlooking the lakes of the Attenborough Nature Reserve and Beeston Marina, making this location an excellent lifestyle and wellbeing location owing to its local footpaths and cycle paths.



3 MILES
SOUTHWEST
OF NOTTINGHAM
CITY CENTRE

THE PROPERTY

The property comprises a detached Grade A HQ office facility totaling over 100,000ft² of office space. The available offices within the building comprise two substantial floorplates in the region of 26,000ft². The ground floor space was substantially refurbished and fully fitted in 2020 creating state of the art design-led offices suitable for immediate occupation which include a range of meeting rooms, staff breakout and collaboration areas and open plan office desking.

The offices have the following specification:



Raised floors



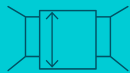
Heating, ventilation and cooling



LED energy efficient lighting throughout



Contemporary WC and shower facilities



Generous floor to ceiling heights



OFFICE
SIZES
AVAILABLE
FROM
11,160FT²
TO 53,000FT²





CAR PARKING

Car parking is available at a ratio of one space per 180ft².

RENT

The offices are available at a quoting rent of £16.50 per ft².

BUSINESS RATES

Information as to the business rates payable is available from the agents.

SERVICE CHARGE

A service charge is payable for the maintenance of the exterior of the property, the common areas and shared services, together with the general estate and on-site security. A guide is available from the agents.

EPC

EPC rating B(30).

VAT

VAT is applicable on the rent and service charge.

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