

Modern self-contained offices available on established business park

155m²
(1,669ft²)

- Two storey modern office premises
- Predominantly open plan with a large meeting room
- Air conditioning system
- Recently redecorated throughout
- 6 designated on-site car parking spaces



TO LET



Location



Gallery



Video



Contact

Location

The premises are located within the popular and well-established Park Lane Business Centre in Basford, approximately 4 miles north of Nottingham City Centre.

The premises offer good access to major arterial routes including the A611 (leading to Junction 27 of the M1) and the A610 (leading to Junction 26 of the M1).

Description

The property comprises an end terrace two storey office building which provides good quality accommodation over two floors. The specification includes:

- Predominantly open-plan layout
- Kitchen facility
- Large meeting room
- Air conditioning system
- WC facilities on both ground and first floors
- Perimeter trunking with power and data cabling
- Electric security shutters to the ground floor windows and doors
- Recently redecorated throughout

The property also benefits from 6 designated on-site car parking spaces to the front and rear.





Floor Areas

Floor	m ²	ft ²
Ground Floor	75	805
First Floor	80	864
Total	155	1,669

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own measurements)



Rent

The property is available at a quoting rent of:

Floor	Rent (per annum)
Ground Floor	£10,000
First Floor	£10,000
Total	£20,000

Planning

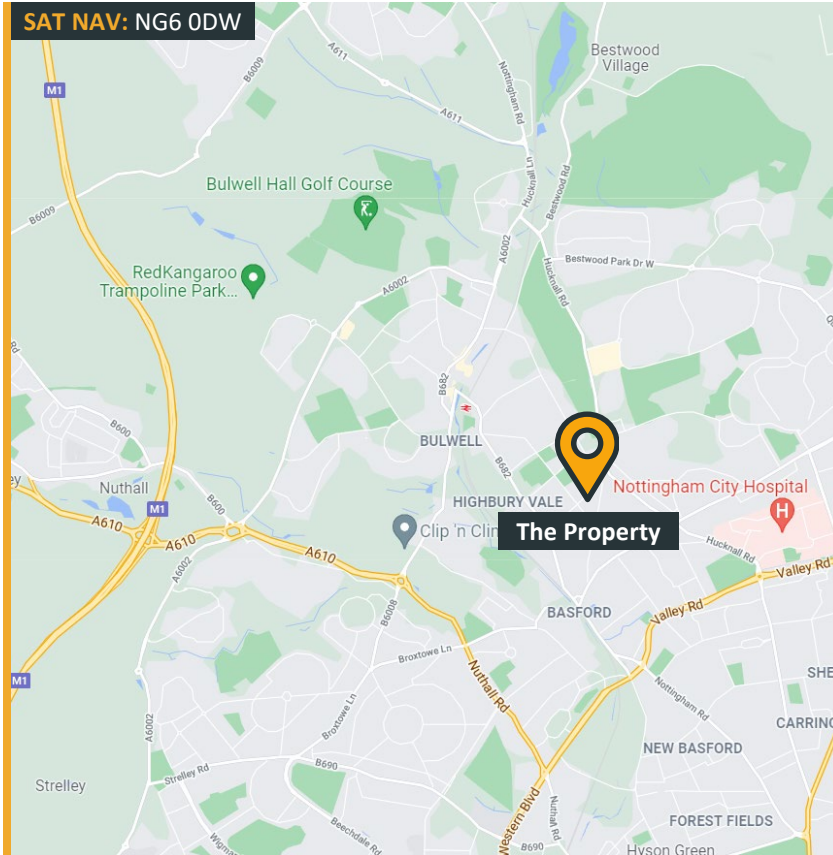
We understand the property has the benefit of Use Class E.

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EPC

The property has an EPC Rating of D-96.

SAT NAV: NG6 0DW



Business Rates

Business Rates are payable by the tenant directly to the Local Authority. Guide figures are available by way of the agent.

Service Charge

We understand that a service charge is payable for the upkeep and maintenance of the external areas of business park used in common. Further information and figures can be provided by way of the agent.

VAT

We understand that VAT is not applicable upon the rent due.

Further Information

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

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03/07/2024

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.