

MUSSON LIGGINS

NOTTINGHAM BUSINESS PARK

UNIT G7 TO LET


High Quality
Office Unit


£34,000

PER ANNUM EXCLUSIVE

234.67 sq m (2,526 sq ft)

Unit G7,
Ash Tree Court,
Mellors Way,
Nottingham,
NG8 6PY

 0115 941 5241

 Matthew@mussonliggins.co.uk

 mussonliggins.co.uk

GENERAL DESCRIPTION

The subject property comprises a high quality office unit.

FEATURES

- ▶ ON-SITE PARKING
- ▶ HIGH QUALITY ACCOMODATION
- ▶ WC & KITCHENETTE FACILITIES

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Mellors Way,
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LOCATION

The property forms part of an established office development within Nottingham Business Park, located on the western edge of Nottingham.

The Business Park is approximately 5 miles from Nottingham city centre and provides a well-regarded out-of-town commercial environment. Junction 26 of the M1 Motorway lies close by, offering excellent access to the regional and national motorway network.

Nottingham is centrally located within the UK and benefits from strong transport links, including East Midlands Airport, which provides both domestic and international services. Nottingham railway station offers direct services to London St Pancras in approximately 1 hour and 40 minutes.

DESCRIPTION

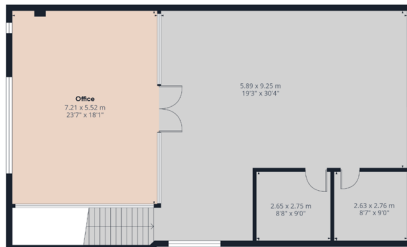
Unit G7 comprises 2 stories of high-quality open-plan office space situated in the highly regarded Nottingham Business Park.

The ground floor benefits from a modern kitchenette, WC facilities and stairs to the first floor. The premises have a modern specification, including floor-to-ceiling glass partitioning.

To the first floor, there is further open-plan office space and space dedicated to virtual conference calling.

The property further benefits from air conditioning by wall-mounted comfort cooling cassettes, an Intercom entry system.

Externally, the property benefits from 8 car parking spaces and one disabled access parking space.



Accommodation	M ²	Ft ²
Unit G7	234.67	2,526





BUSINESS RATES

Rateable Value: **£31,000**

For further information on Rates Payable and Small Business Rates Relief contact Nottingham City Council.

PLANNING

Interested parties should satisfy themselves that the use of the building is sufficient to their purposes.

For further information, please contact Nottingham City Council.

EPC (ENERGY PERFORMANCE CERTIFICATES)

A copy of the existing building's Energy Performance Certificate can be obtained from the Agents.

TERMS

The premises are available on a new Lease on terms to be agreed.

PRICE

£34,000 (Thirty Four Thousand Pounds) per annum Exclusive

VAT

Prices are quoted exclusive of Value Added Tax (VAT).

SERVICES

We understand that electricity, water and drainage are connected to the premises however we recommend that interested parties contact the relevant service providers to confirm this.

SERVICES

We understand that there is an service charge payable in connection to the management of the business park

Further information available on request from the agents.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VIEWING

Strictly by prior appointment with the Sole Agents Musson Liggins Ltd.

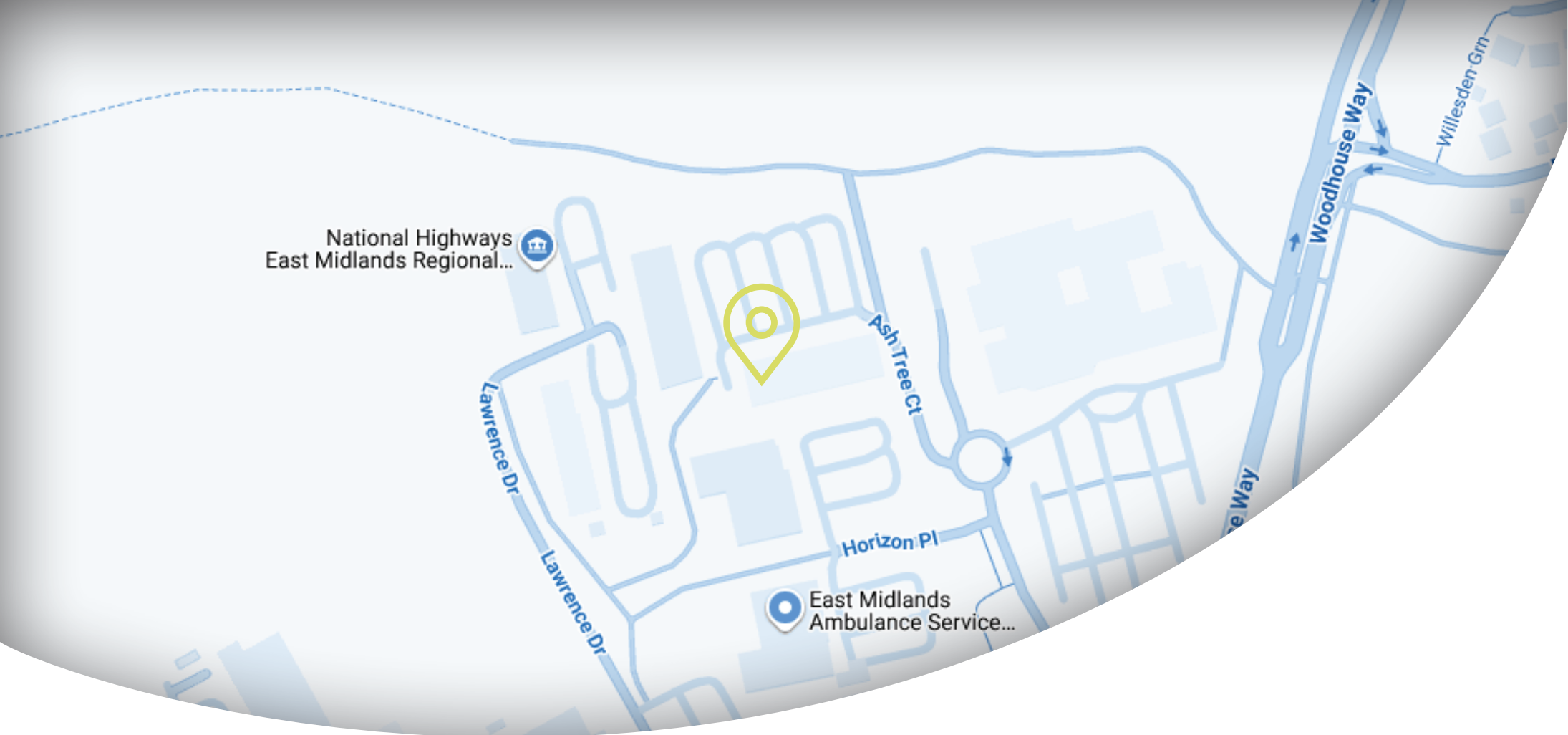
CONTACT

William Cowley

William@mussonliggins.co.uk

Matthew Wade BSc (Hons) MRICS

Matthew@mussonliggins.co.uk



MISREPRESENTATION

While every effort has been made to ensure that these particulars provide a true and fair summary of the development, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this development. To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the development that liability is excluded to the extent permitted by law from time to time.

MUSSON LIGGINS



Brigade House 5, Albion Street,
Beeston, Nottingham NG9 2PA



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At Musson Liggins we aim to deliver a personal and professional service you can trust, with clear, practical advice and guidance.

Property services we offer include; Sales and Lettings of Commercial and Investment Properties, Acquisition and Property Investment Advice, Red Book Valuations, Rent Reviews, Lease Renewals, Landlord and Tenant Advice.

If you would like to discuss any property related matter, do not hesitate to contact our friendly and professional team.



MATTHEW WADE BSc HONS MRICS
DIRECTOR



0115 941 5241



matthew@mussonliggins.co.uk



[mussonliggins.co.uk](https://www.mussonliggins.co.uk)



WILLIAM COWLEY
APPRENTICE SURVEYOR



0115 941 5241



William@mussonliggins.co.uk



[mussonliggins.co.uk](https://www.mussonliggins.co.uk)