

TO LET

CELEBRATING **30** YEARS OF PROPERTY CONSULTANCY

Modern Two-Storey Office Premises

Unit G4 Ash Tree Court, Nottingham
Business Park, Nottingham NG8 6PY



Rent: £30,000 per annum exclusive

- High-quality office accommodation.
- Net Internal Area of 208.29 m² / 2,242 sq.ft.
- Dedicated parking for 9 vehicles.
- Well-established Business Park location.
- Easy access to the M1 motorway.
- Immediately available.



William Speed MRICS

Tel: 01332 298000
Email: wspeed@salloway.com



Hugo Beresford MRICS

Tel: 01332 298000
Email: hberesford@salloway.com

3 Royal Scot Road, Pride Park
Derby, DE24 8AJ

salloway.com





SALLOWAY



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Location

Nottingham Business Park is one of Nottingham's most successful out of town office locations, located approximately 5 miles to the west of Nottingham City Centre, just off the A6002, less than half a mile from Junction 26 of the M1 motorway.

More specifically, the subject property is located on Ash Tree Court, within an attractive courtyard development of two-storey office buildings which is situated towards the northern edge of Nottingham Business Park.

In terms of nearby local amenities, the location benefits from being positioned in close proximity to the Nottingham Belfry Hotel, Aldi, Holly Tree Farm Public House/Diner and Hickory's Smokehouse.

Description

The property comprises a mid-terrace two-storey self-contained office that forms part of a modern courtyard of premises. The building is of steel frame construction with brick and block elevations inclusive of double-glazed aluminium framed windows and surmounted by a mono pitched sheet roof.

At ground floor level, to the front, there is a reception/entrance lobby with male and female WC facilities. The remainder of the ground floor comprises a combination of open plan and partitioned office accommodation, together with a good-sized kitchen/canteen.

Access to the first-floor is via a staircase off the entrance lobby, leading to predominantly open plan office accommodation which incorporates 2 partitioned offices.

The accommodation generally comprises carpet floor coverings, painted plaster walls, low level perimeter trunking, suspended ceiling inclusive of heating/cooling units and a combination of lighting throughout.

Externally, the property benefits from a shared bin store and approximately 9 car parking spaces.

Accommodation

The premises comprise:-

Ground Floor:	100.77m ² / 1,085sq.ft.
First Floor:	107.52m ² / 1,157sq.ft.
Total NIA:	208.29m² / 2,242sq.ft.

Business Rates

The premises are listed on the Valuation Office website with the following Rateable Value: Offices and Premises - £25,250.

Leasehold Terms

The premises are available by way of a new lease drawn on a full repairing and insuring basis for a term of years to be agreed, to incorporate an upward only rent review pattern.

Rent

The property is available to rent at £30,000 per annum exclusive of rates and all other outgoings.

Service Charge

A service charge will be due for the maintenance and upkeep of the common areas and external elevations.

VAT

VAT is applicable at the prevailing rate.



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Planning

We understand that the property's current planning use is as Administrative Offices under Use Class E (g) of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (2020 No.757).

Services

It is understood that mains electricity, water and drainage are connected to the property.

Energy Performance Certificate

An EPC has been commissioned for the property and will be included within the particulars once received from the assessor.

Legal Costs

Each party are to bear their own reasonably incurred legal costs in respect of any transaction relating to this matter.

Anti-Money Laundering Policy

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful Lessee.

Further Information / Viewings

For further information or to arrange a viewing, please contact the agents, Salloway:-

Tel: 01332 298000

Email: wspeed@salloway.com / hberesford@salloway.com

Alternatively, please contact Joint Agents, Brackenridge Hanson Tate:-

Tel: 01132 449020

Email: tom@bht.uk.com



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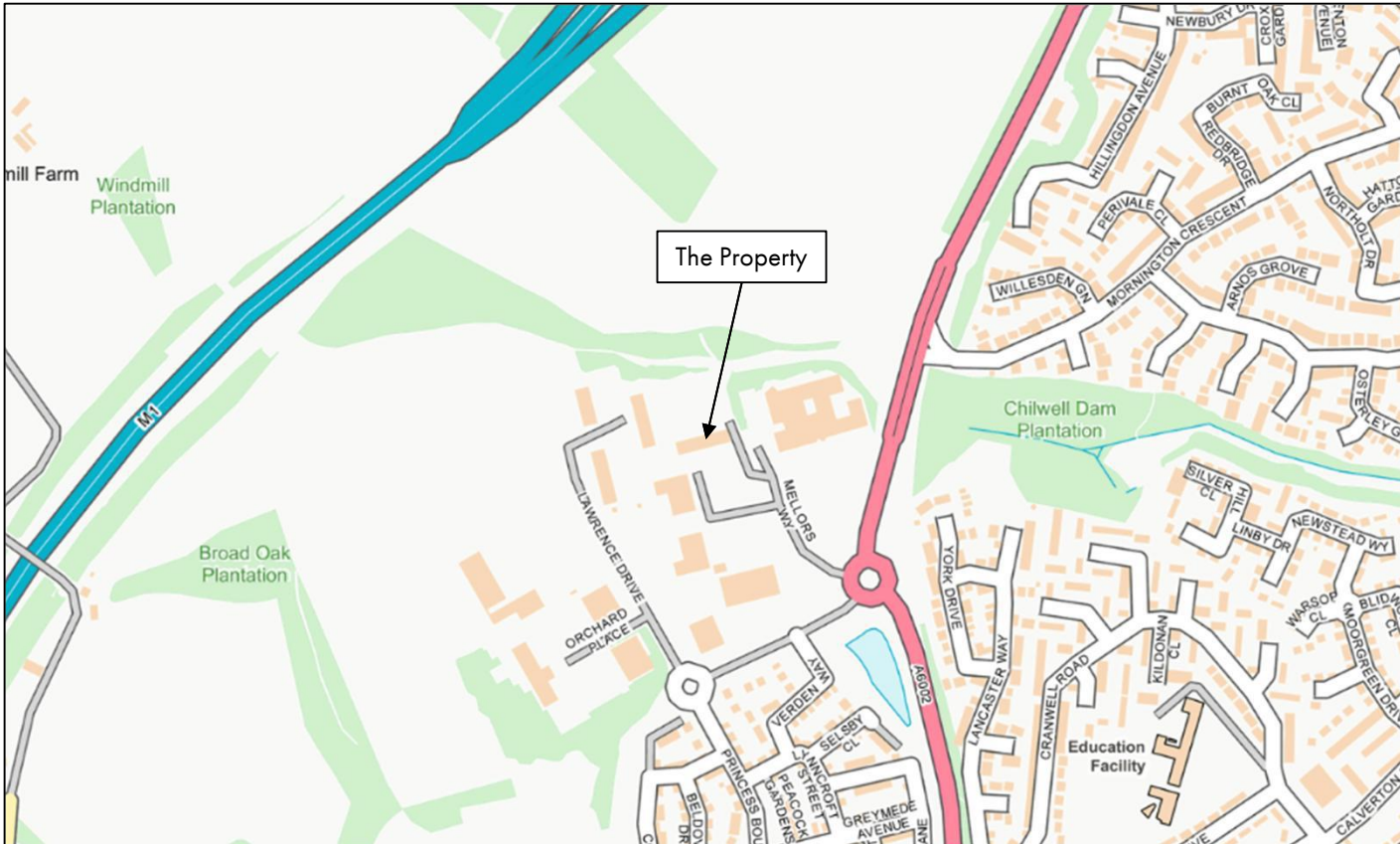
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