

OUTSIDE THE WORKPLACE PARKING LEVY



**2nd Floor, Building 10.1, Technology Drive, Beeston Business Park, Beeston,
Nottinghamshire NG9 1LA**

Grade A Office

- ▶ **NIA: 3,991 to 14,110 sq ft**
- ▶ **Ample barrier-controlled parking**
- ▶ **Adjacent to Beeston Station with excellent transport links**
- ▶ **Within walking distance of Beeston Town Centre**

For enquiries and viewings please contact:



Craig Straw
07967 680964
cstraw@innes-england.com



Edward Slater
07894 587809
eslater@innes-england.com

Location

Building 10.1 is prominently located at the front of Beeston Business Park, a 40 acre site providing a mix of industrial and office accommodation. The property benefits from excellent transport links, being located adjacent to Beeston Railway Station and near Queens Road, a key route connecting to Nottingham City Centre.

Beeston Town Centre and the tram network are within a short walking distance, providing convenient local amenities and public transport options.

Junction 25 of the M1 is approximately 6 miles to the west, while East Midlands International Airport is located 12 miles to the south, offering easy access for national and international travel.

Description

The building offers purpose built Grade A office accommodation with the second floor currently divided into two self-contained suites, available to let individually or together. One area is currently configured to accommodate approximately 68 desks in an open-plan layout, complemented by four private offices. The other area offers a more expansive workspace, accommodating approximately 151 desks, along with three private offices. A communal kitchen is available on the floor. Each area benefits from its own dedicated keypad access and alarm panel.

The building itself features a welcoming main entrance with a revolving door and provides 24/7 access with on-site security. Tenants benefit from a range of high-quality shared amenities on the ground floor, including a large communal kitchen, shower facilities, a dedicated prayer room, and five bookable meeting and board rooms.

In addition, the site offers ample parking (1:183 sq ft) with secure barrier access, the building is also supported by a backup generator.

Accommodation

	Sq M	Sq Ft
Suite 1	370.8	3,991
Suite 2	898.3	9,669
Breakout / Kitchen	41.8	450
Total	1,310.8	14,110

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

Planning

We understand the property benefits from planning consent for it's current use as offices (Class E).

(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local planning authority).

Tenure

The property is held on a lease expiring on 24th December 2030. The second floor is available as individual suites or as a whole on terms to be agreed.

Business Rates

The property will need to be reassessed upon occupation. A guide is available from the Agents.

Rent

Guide rent £15.95 psf

Consideration will also be given to letting the accommodation on an all inclusive and/or furnished basis. Further details available from the Agent.

Service Charge

The tenant is responsible for a fair portion of the costs of the upkeep of the common areas. A guide is available from the Agents.

VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises have an EPC assessment of: B(35)

Viewings

Viewings are by appointment with Innes England;

Craig Straw - 07967 680964

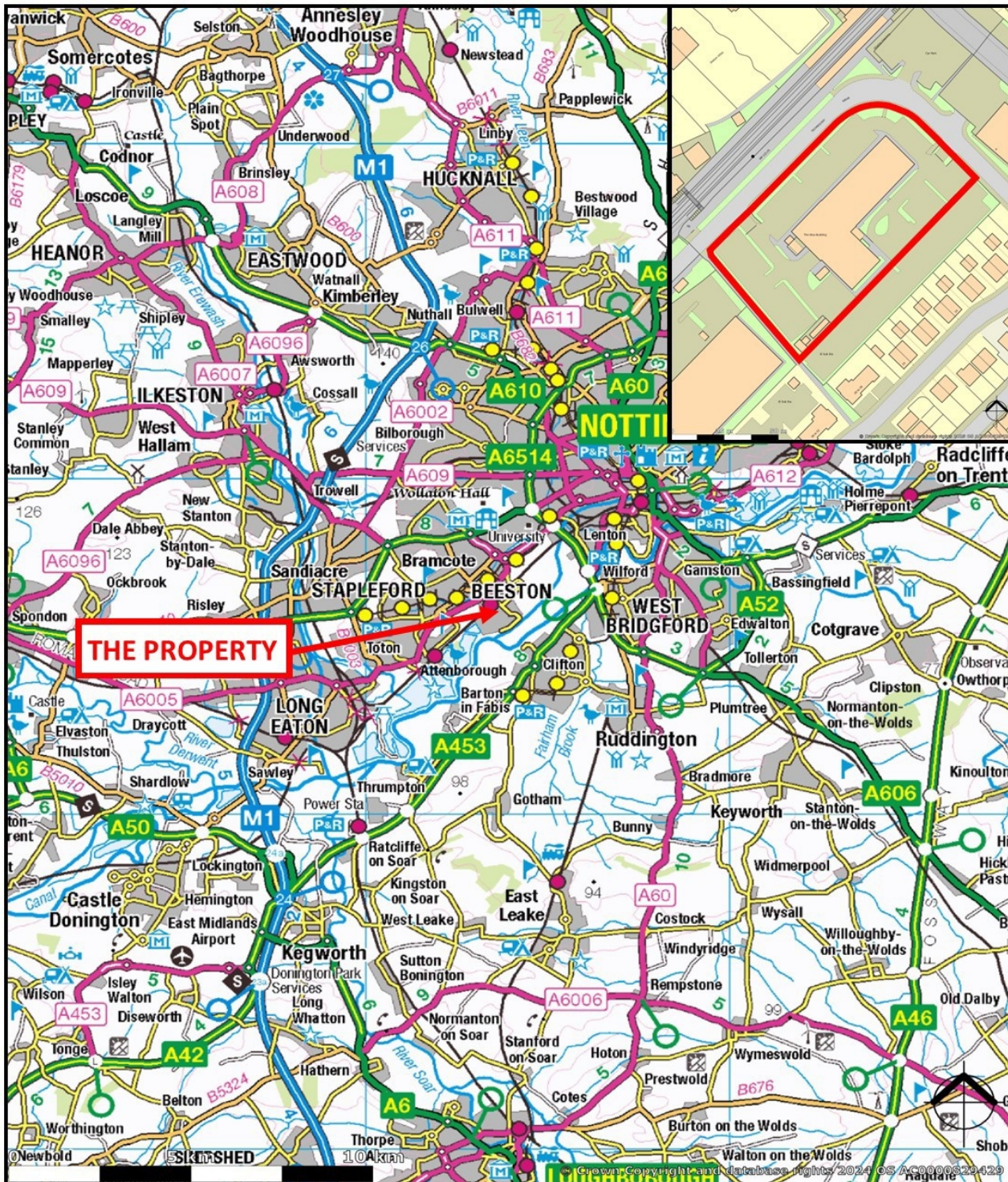
Edward Slater - 07894 587809

or our Joint Agent:

Spring 4 - 020 7600 9922

Date Produced: 17-Mar-2025





Innes England for themselves and for vendors or lessors of the property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Innes England has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT. Any plans published are for convenience of identification. Any site boundaries shown are indicative only. © Crown copyright – License No. 100007643 NOT TO SCALE