



TO LET

BUILDINGS A1 & A2, APEX BUSINESS PARK

RUDDINGTON LANE, WILFORD,
NOTTINGHAM NG11 7DD

247.53 – 520.18 sq m
(2,664 – 5,599 sq ft)

Self-contained, two-storey office
buildings in a great Ring Road location

- Fantastic car parking provision
- Prime position next to Nottingham's Ring Road
- Open plan floorplates
- Full refurbishment under way
- New lease available
- High quality office space
- Available as a whole or two individual self-contained units



NG Chartered Surveyors

Roseway House | Unit 8 | Wheatcroft Business Park | Landmere Lane | Edwalton | Nottingham | NG12 4DG



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LOCATION

Apex Business Park is located opposite the Nottingham South & Wilford Industrial Estate adjacent to the A52 Nottingham Outer Ring Road. This ideal position allows easy access to the M1 motorway at Junctions 24 or 25, whilst being only a few minutes' drive from Nottingham City Centre.

Public transport options are plentiful, with both bus routes and a NET tram stop adjacent to the Business Park.

DESCRIPTION

Buildings A1 and A2 are both two-storey, self-contained office buildings arranged over ground and first floors, with the design incorporating attractive glazed feature entrance/reception areas.

The properties are currently undergoing a full refurbishment which, when complete, will provide modern, light, attractive working environments.

A total of 31 car parking spaces are available with Buildings A1 & A2, with the number of spaces allocated on a pro-rata basis.

ACCOMMODATION

Measured on a Net Internal Basis, we calculate the floor areas to be:

BUILDING	FLOOR	SQ M	SQ FT
A1	Ground Floor	145.05	1,561
	First floor	127.58	1,373
	Total NIA	272.64	2,934
A2	Ground Floor	125.36	1,349
	First floor	122.16	1,314
	Total NIA	247.53	2,663
A1 & A2	Ground Floor	270.41	2,910
	First floor	249.74	2,687
	Total NIA	520.15	5,598

Measurements are approximate and NG cannot guarantee their accuracy. Interested parties are to rely on their own due diligence.



SUBJECT TO CONTRACT

Viewing: By prior appointment with the sole agents.

THOMAS SZYMKIW
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EPC

The property has an EPC rating in Band C until 19th May 2032.

TOWN & COUNTRY PLANNING

The property benefits from an established use within Class E of the Town & Country Planning (Use Classes) Order.

BUSINESS RATES

Charging Authority: Rushcliffe Borough Council
Description: Offices & Premises
Rateable Value: £33,250
Period: 2024/25

Buildings A1 & A2 are currently rated under one assessment and will be re-assessed upon occupation.

TENURE

The properties will be available by way of new full repairing and insuring leases for a term of years to be agreed.

RENT

A1: £53,000 per annum
A2: £48,000 per annum
A1 & A2: £92,500 per annum

Rents are payable quarterly in advance.

VAT

VAT is applicable to the rent and service charge at the prevailing rate.

LEGAL COSTS

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



PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability or service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph(s) depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photograph. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof. www

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