

TO LET

CELEBRATING **30** YEARS OF PROPERTY CONSULTANCY

Modern First Floor Office Premises

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



Rent: £17,500 per annum exclusive

- High-quality office accommodation.
- Net Internal Area of 107.52 m² / 1,157 sq.ft.
- Dedicated parking for 4 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



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



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 the first floor only of a mid-terrace two-storey 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 communal male and female WC facilities. The accommodation at first floor level comprises an open plan office along with two glass partitioned smaller offices or meeting rooms.

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 4 car parking spaces.

Accommodation

The premises comprise:-

Ground Floor: 107.52 m² / 1,157 sq.ft.

Total NIA: 107.52m² / 1,157sq.ft.

Business Rates

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

Leasehold Terms

The premises are available by way of a new lease drawn on an effectively 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 £17,500 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.



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



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).

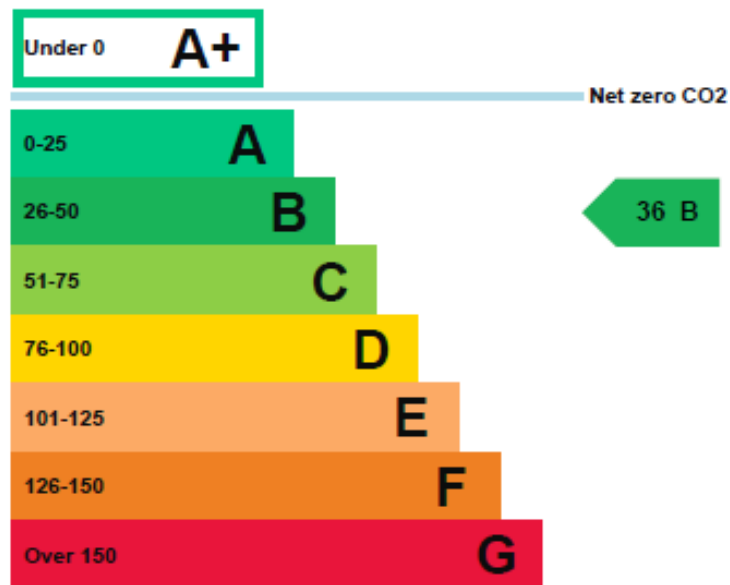
Services

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

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with any transaction.

Energy Performance Certificate



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



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



William Speed MRICS

Tel: 01332 298000

Email: wspeed@salloway.com



Hugo Beresford MRICS

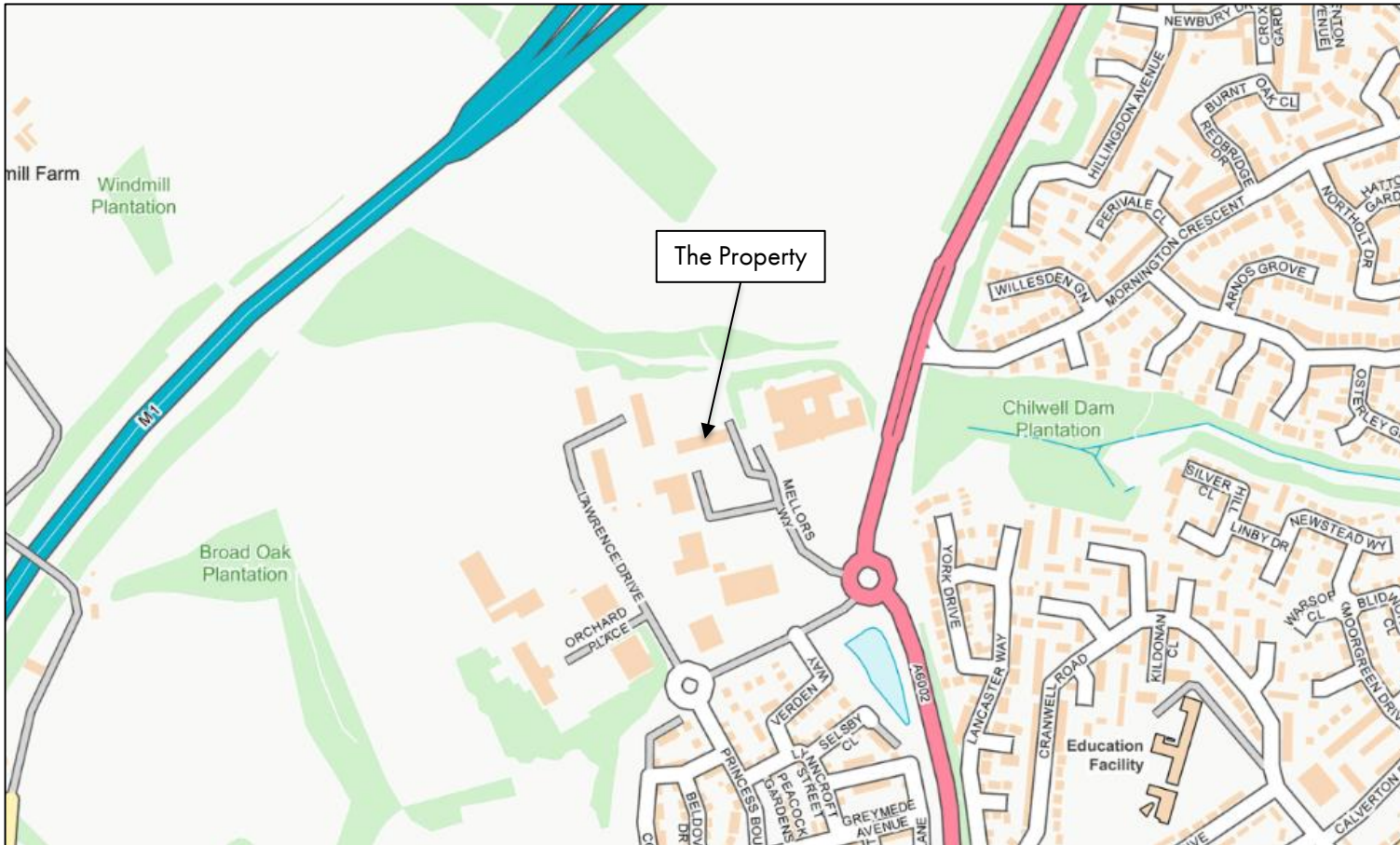
Tel: 01332 298000

Email: hberesford@salloway.com

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

salloway.com





This brochure is intended to be a guide only so please read these important notes:

Salloway Property Consultants for themselves and for vendors or lessors of the property whose agents they are, give notice that this brochure has been prepared only as a general guide to assist interested parties and no part of its content constitutes part of an offer or contract. No reference within this brochure should be relied upon as a statement or representation of fact and **intending purchasers or tenants must therefore satisfy themselves** by inspection or otherwise as to the correctness of each of them. No person in the employment of Salloway Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property. All rents, prices and charges are quoted exclusive of VAT. Plans are not to scale and are reproduced for identification purposes only and any site boundaries shown are indicative only. © Crown copyright – Licence No. LIG01040.



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

