



TO LET

BUILDINGS A1 & A2, APEX BUSINESS PARK

RUDDINGTON LANE, WILFORD,
NOTTINGHAM NG11 7DD

247.40 – 525.18 sq m
(2,663 – 5,653 sq ft)

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

- 31 car parking spaces
- Prime position next to Nottingham's A52 Ring Road and situated next to NET tram stop
- Good connections to J24/J25, M1
- High quality full refurbishment now completed
- Heating/cooling system, LED lighting, Kitchen & WC facilities
- 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

**FULL
REFURBISHMENT
COMPLETE**





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 have been subject to a high quality full refurbishment, which provides modern, light, attractive working environments. The specification has the benefit of a heating/cooling system throughout, kitchen and WC facilities.

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	SQ M	SQ FT
A1	277.78	2,990
A2	247.40	2,663
A1 & A2	525.18	5,653

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

EPC

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



SUBJECT TO CONTRACT

Viewing: By prior appointment with the sole agents.

THOMAS SZYMKIW

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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: 2025/26

Buildings A1 & A2 are currently rated under one assessment and if split, would be re-assessed upon occupation.

TENURE

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

RENT

A1: £54,000 per annum
A2: £48,000 per annum
A1 & A2: £102,000 per annum

Rents are payable quarterly in advance.

VAT

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

SERVICE CHARGE

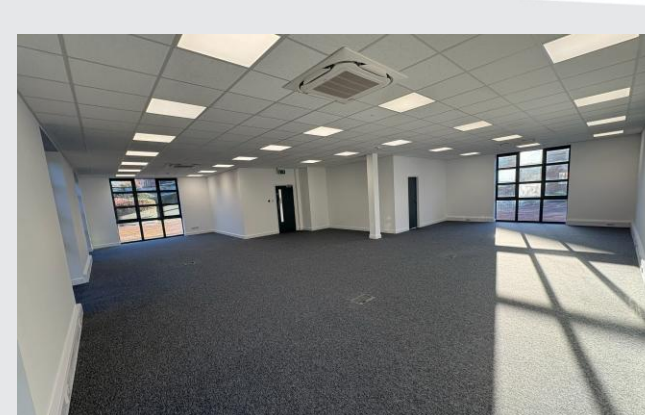
There is a small estate service charge for the upkeep and maintenance of the common external areas.

LEGAL COSTS

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

OUR ANTI-MONEY LAUNDERING POLICY

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



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 photographs. 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