

TO LET / MAY SELL OFFICE ACCOMMODATION

# ROBINS WOOD HOUSE

Robins Wood Road, Nottingham, NG8 3NH



## Key Highlights

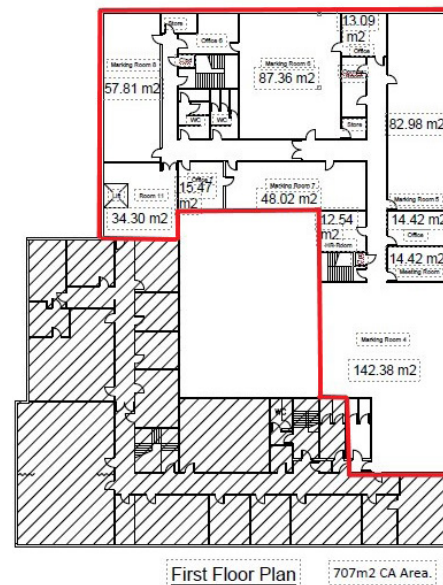
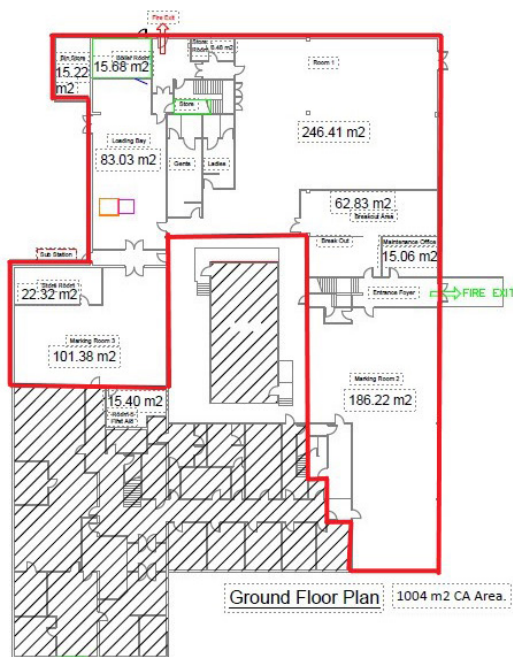
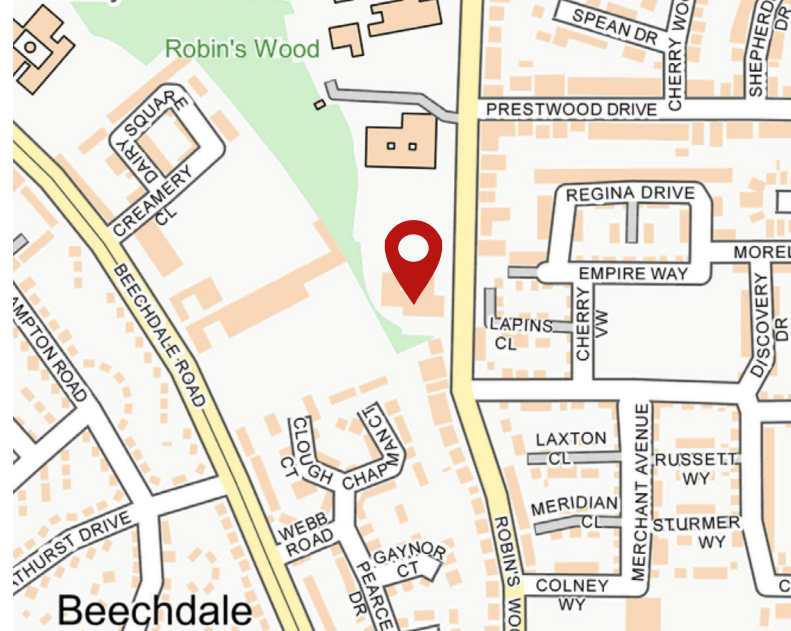
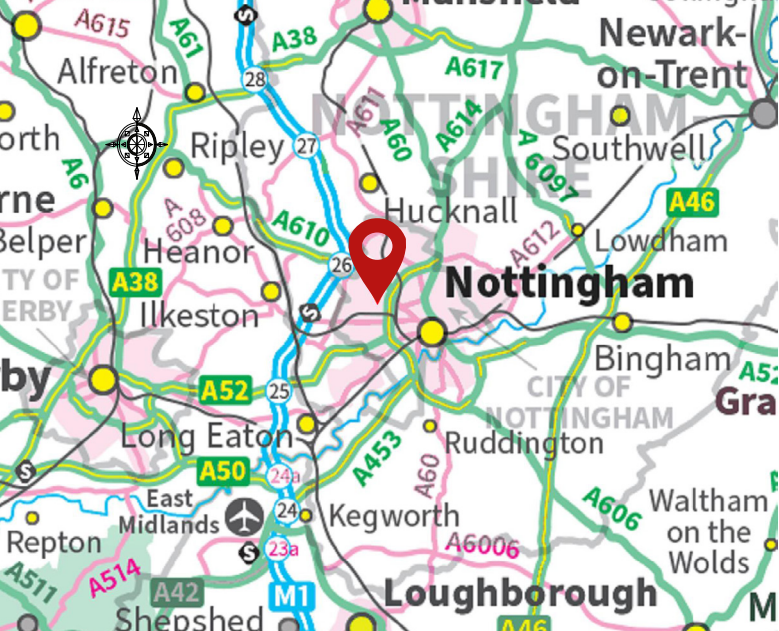
- Good quality office accommodation
- Excellent parking provisions with approximately 60 spaces
- Good road communications with direct access to Nottingham's ring road via Beechdale Road
- Available on flexible lease terms

SAVILLS NOTTINGHAM  
Cubo, Standard Court, Park Row  
Nottingham NG1 6GN

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## LOCATION

The property is located in the north-western suburbs of Nottingham, between Aspley and Beechdale, approximately 3 miles from Nottingham's city centre.

The property occupies a set back position off Robin's Wood Road, benefitting from good road communications with direct access to Nottingham's ring road via Beechdale Road, providing routes to both J25 and J26 of the M1 Motorway, and the wider Nottingham area.

The immediate vicinity is predominantly categorised by a combination of residential and educational occupiers including Nottingham Girl's Academy, Woodlands Academy and The Trinity Catholic School.

## DESCRIPTION

The property comprises a former educational facility, built of traditional brick construction, under a flat felt roof. It is configured

to provide a combination of both open plan and cellular office accommodation fitted to a standard specification including carpeted flooring, suspended acoustic ceiling tiles with recessed fluorescent panel lighting, perimeter wall mounted sockets, Daikin air-conditioning and gas central heating.

Externally, the property benefits from good on-site parking provisions with approximately 60 spaces.

## ACCOMMODATION

We have calculated the net internal area for guidance purposes only.

FLOOR AREA	SQ FT	SQ M
Ground Floor	8,524	791.88
First Floor	6,936	644.4
<b>TOTAL</b>	<b>15,460</b>	<b>1,436.28</b>

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## TERMS

The property is available on flexible lease terms.

## RENT

£90,000 per annum, exclusive.

## BUSINESS RATES

Rateable Value (2023) - £66,000

## EPC

80 D

## VAT

VAT is applicable.

## LEGAL COSTS

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

## VIEWING AND FURTHER INFORMATION

Strictly by prior appointment only with the Sole Agent, Savills.

## CONTACTS

For further information please contact:

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