



Ground Floor  
Unit G3  
Ash Tree Court  
Mellors Way  
Nottingham  
NG8 6PY

**£12,000**  
PER ANNUM EXCLUSIVE

## HIGH-QUALITY GROUND FLOOR OFFICE

**35.10 m<sup>2</sup> (378 ft<sup>2</sup>)**

Approximate Net Internal Area

**TO LET**

### FEATURES INCLUDE:

HIGH-QUALITY OFFICE ACCOMMODATION | 2 DEDICATED PARKING SPACES | INTERCOM ENTRY SYSTEM

### Location

Unit G3 is located on Ash Tree Court in the well-established Nottingham Business Park. The Business Park is home to several long-term tenants and also benefits from the 4 \* Belfry Hotel.

The premises have excellent links to Junction 26 of the M1 Motorway and Nottingham's ring road, with the A610 also being close by. In addition, it is approximately 5 miles away from Nottingham City Centre.

Nottingham Business Park is situated to the north-west of the city, close to the M1 Motorway (Junction 26) which is accessed via Woodhouse Way (A6002).

Nottingham is served by East Midlands Airport, just under 15 miles south-west of the City Centre. Nottingham is also well connected by road and rail. The M1 motorway passes to the west, and the city has rail services from Nottingham railway station run by Cross Country, East Midlands Trains and Northern Rail.

### Description

Unit G3 comprises high-quality office space on the well regarded Nottingham Business Park.

The space available is at ground floor level and benefits from shared access to a modern kitchenette, WC facilities and reception area.

The premises have a modern specification, being fully decorated and carpeted throughout with perimeter trunking and inset lighting.

The property further benefits from wall-mounted storage heaters, an intercom entry system and designated parking for 2 cars within the secure gated car park.



Plan View

Map View

## Accommodation

**TOTAL** 35.10 m<sup>2</sup> / 378 ft<sup>2</sup>

APPROXIMATE NET INTERNAL AREAS

## Planning

We understand that the property has Planning Consent for office use. For further information on planning and use, please contact Nottingham City Council Planning Control Department.

## Business Rates

Budget figures are available from the agents. For further information regarding rates payable and small business rates relief, please contact Nottingham City Council.

## Rent

**£12,000 per annum exclusive**

## Tenure

The property is available immediately by way of a new lease on terms to be agreed.

## Energy Performance Rating

Copies of the Energy Performance Certificates are available upon request.

## VAT

Prices are quoted exclusive of Value Added Tax (VAT) which we understand may apply.

## Legal Costs

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

## Services

We understand that mains, electricity and water are connected to the premises. However, we recommend that interested parties contact the relevant service providers to confirm this.

## Viewing

Strictly by prior appointment through the Sole Agents, Musson Liggins.

## Contact

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