



Unit H5  
Ash Tree Court  
Mellors Way  
Nottingham  
NG8 6PY

**£27,500**  
Per Annum

## HIGH-QUALITY OFFICE UNIT

**182 m<sup>2</sup> (1,959 ft<sup>2</sup>)**

Approximate Net Internal Area

# TO LET

### FEATURES INCLUDE....

BARRIER ENTRANCE | HIGH-QUALITY OFFICE ACCOMMODATION | SEVEN DEDICATED PARKING SPACES

#### Location

Unit H5 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.

#### Description

The premises comprise of a mid-terraced office premises and comprises of two storeys predominantly open plan office accommodation which has been comprehensively fitted out at both ground and first floor levels with bespoke partitioning.

On the ground floor are kitchenette and W/C facilities with stairs leading to the first floor. At first floor level is a predominately open plan office which also has some demountable partitioning erected to provide separate meeting room.

Internally, the premises are fully fitted, incorporating painted and plastered walls and carpeted floors.

The premises benefits from a total of seven parking spaces.



### Accommodation

**Ground Floor:**  
90 m<sup>2</sup> / 969 ft<sup>2</sup>

**First Floor:**  
92 m<sup>2</sup> / 990 ft<sup>2</sup>

**Total**                    **182 m<sup>2</sup> / 1,959 ft<sup>2</sup>**

Approximate Net Internal Floor Area

### Planning

Interested parties must satisfy themselves that the premises have consent for their intended use.

For further information, please contact Nottingham City Council on 0115 915 55 55.

### Business Rates

Business rates are available from the agents.

For further information regarding rates payable and small business rates relief, please contact Nottingham City Council.

### Rent

£27,500 per annum  
(Twenty Seven Thousand Five Hundred Pounds)

### VAT

VAT will be payable in addition to the rent at the standard rate.

### EPC

A copy of the EPC is available upon request.

### Services

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

### Legal Costs

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

### Viewing

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

### Contact

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