

# TO LET

**GROUND FLOOR OFFICE SUITE  
UNIT 7, WHEATCROFT BUSINESS PARK  
LANDMERE LANE  
EDWALTON**



**HIGH PROFILE OFFICE ACCOMMODATION  
NIA: 1,323 SQ FT (122.9 SQ M)**

**ESTABLISHED LOCATION ON WELL LOCATED POPULAR  
BUSINESS PARK ADJACENT TO THE A52  
BEAUTIFULLY MAINTAINED DEVELOPMENT  
PARKING FOR UP TO 5 VEHICLES  
CONVENIENT ACCESS TO SOUTH OF NOTTINGHAM**

**SAT NAV: NG12 4DG**

Property Particulars

Geo  
Hallam &  
Sons

0115 958 0301  
[www.geohallam.co.uk](http://www.geohallam.co.uk)

## LOCATION

The property forms part of the well-established Wheatcroft Business Park which occupies a prominent position adjacent to Nottingham's outer ring road providing convenient access to the M1, A46 and A52 road network.

Other occupiers of Wheatcroft Business Park include Quantum Clothing Group Limited, Prominent (Europe) Limited, Light Source Design Limited and Ergo Computing Limited.

There are a variety of local amenities in close proximity to the Business Park including McDonalds, Costa Coffee, Subway, Greggs, Aldi and Notcutts Garden Centre.

## DESCRIPTION

The premises comprises a ground floor office suite within a multi-occupied two-storey office building of brick construction beneath a pitched roof.

The property is due to be available for occupation in July / August 2022 and provides the following specification:

- Carpeting throughout
- Painted and plastered walls
- Suspended ceilings incorporating LED lighting
- Wooden framed double glazed window units with security shutters
- Shared male, female and disabled WC's
- Shared kitchen
- Raised access flooring
- Gas central heating

## CAR PARKING

The tenant will be able to park up to 5 cars within the shared car park.

## ACCOMMODATION

From measurements taken on site we calculate that the property has the following approximate NET internal areas:

Description	sq ft	sq m
Ground Floor - Offices	1,186	110.2
Ground Floor - Stores	137	12.7
<b>Total</b>	<b>1,323</b>	<b>122.9</b>

## TERMS

The property is available on a new effective fully repairing and insuring lease for a term of years to be agreed.

## QUOTING RENT

The premises are available to rent on a new effective fully repairing and insuring lease for a term to be agreed at a rental of:

**£20,500 per annum**

## BUSINESS RATES

From enquiries made of the Valuation Office Agency website it is understood that the property is assessed as follows:

Local Authority: Rushcliffe Borough Council  
Description: Offices & Premises  
Rateable Value: £12,500

An incoming tenant may be able to benefit from small business rates relief and interested parties are advised to make their own enquiries of Rushcliffe Borough Council in this regard.

## SERVICE CHARGE

A Service Charge is payable in respect of the maintenance and upkeep of the common areas of the building as well as Wheatcroft Business Park.

Further information is available from the agents upon request.

## PLANNING

From our enquiries of Rushcliffe Borough Council we understand that the property has the benefit of planning consent for use as offices under Class E.

Alternative uses may be permitted although interested parties are advised to make their own enquiries of Rushcliffe Borough Council's planning department.

## VAT

All sums are quoted exclusive of VAT if applicable.

## ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested and will be made available once complete.

## LEGAL COSTS

Each party will be responsible for their own legal fees involved in the transaction.

## VIEWING

Strictly by appointment with the sole agent Geo. Hallam & Sons:

Contact: Giles Davis  
Email: giles@geohallam.co.uk  
Direct Tel: 01159 580 301

June 2022

Geo  
Hallam &  
Sons

0115 958 0301  
www.geohallam.co.uk

Chartered Surveyors

24 Regent Street  
Nottingham  
NG1 5BQ

Tel : 0115 958 0301  
Fax : 0115 950 3108

Property Particulars

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