

TO LET

**UNIT 3, POPLARS COURT
LENTON LANE
NOTTINGHAM**



**HIGH QUALITY SELF-CONTAINED OFFICES
NIA: 1,400 SQ FT (130 SQ M)**

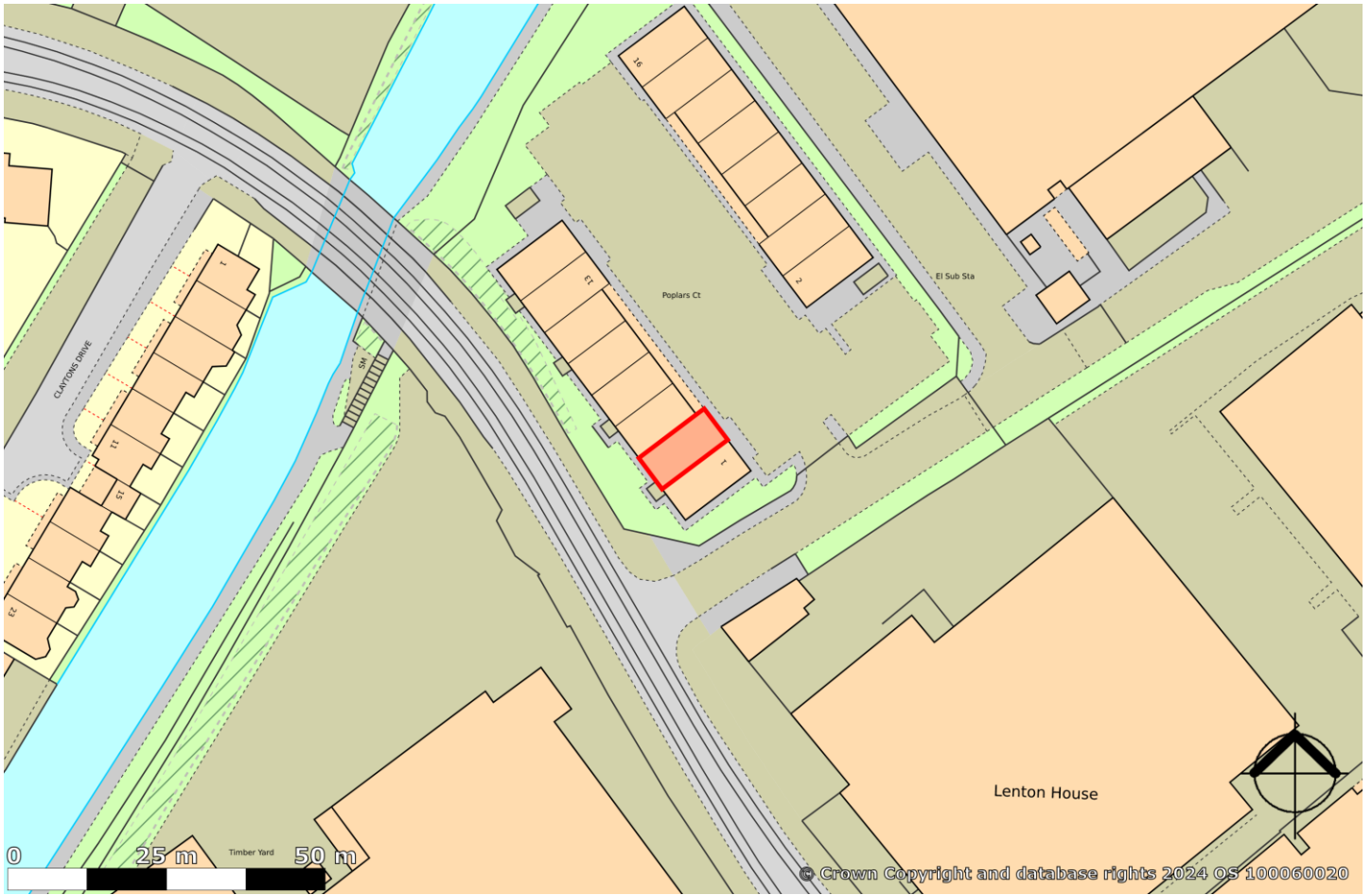
**HIGH QUALITY OFFICE DEVELOPMENT
MODERN SELF-CONTAINED 2-STOREY BUILDING
4 DEDICATED CAR PARKING SPACES
CONVENIENT ACCESS TO NOTTINGHAM'S OUTER RING ROAD
AVAILABLE SEPTEMBER 2024**

SAT NAV: NG7 2RR

Property Particulars

**Geo
Hallam &
Sons**

**0115 958 0301
www.geohallam.co.uk**



N.B. Photography to be updated.

LOCATION

Poplars Court is situated on Lenton Lane, adjacent to Nottingham's outer ring road, approximately 1.5 miles west of Nottingham city centre.

The location offers excellent transport links being close to the A52 and onwards to Junctions 25 and 26 of the M1.

Nottingham's Railway Station is situated approximately 2 miles west and Gregory Street tram stop is located immediately outside the development.

DESCRIPTION

The property is constructed of cavity brick and blockwork incorporated powder coated double glazed aluminium framed doors and windows beneath a micro-rib steel clad roof.

Internally, the property is open plan in layout with male / female and disabled WC provided to the ground floor, along with a high class kitchenette beneath the stairs incorporating integrated dishwasher and fridge.

The specification includes:

- VRV air conditioning
- Feature lighting
- Villeroy & Boch sanitary ware
- Carpeting throughout
- Painted and plastered walls
- Kitchenette with integrated dishwasher and fridge
- Powder coated double glazing
- Glazed meeting room on ground floor

The property is available for occupation from 1st September 2024.

CAR PARKING

There are 4 dedicated car parking spaces attached to the subject premises.

ACCOMMODATION

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

| Description | sq ft | sq m |
|--------------|--------------|------------|
| Ground Floor | 711 | 66 |
| First Floor | 689 | 64 |
| Total | 1,400 | 130 |

TERMS

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

QUOTING RENT

The premises are available at a quoting rental of:

£20,500 per annum

BUSINESS RATES

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

Local Authority: Nottingham City Council
Description: Offices & Premises
Rateable Value: £15,750

SERVICE CHARGE

A Service Charge is payable in respect of the maintenance and upkeep of the common areas of the Poplars Court Development.

Further information is available from the agent upon request.

PLANNING

From our enquiries of Nottingham City Council we understand that the property has the benefit of planning consent for use as offices within Class E.

Alternative uses may be permitted, however, interested parties are advised to make their own enquiries of Nottingham City Council's Planning Department.

VAT

All sums are quoted exclusive of VAT if applicable.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Rating of C(73).

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

July 2024

Geo
Hallam &
Sons

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Property Particulars

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