

BUSINESS SPACE OPPORTUNITY

Ground Floor Suite 2, The Isaac Newton Centre, Nottingham Science Park, Nottingham NG7 2RH



RENT!

GROUND FLOOR SUITE WITH AIR CONDITIONING AND PARKING

- 55.8 sq m (601 sq ft)
- Excellent public transport links
- On-site allocated car parking
- Open plan accommodation



Interested? Contact Nick Morgan 0115 979 3495 nmorgan@heb.co.uk
OR Robert Maxey 0115 979 3496 rmaxey@heb.co.uk

0115 950 6611

LOCATION:

The Isaac Newton Centre is part of the well-established Nottingham Science Park, located on the south side of A6005 University Boulevard, 2 miles south west of Nottingham city centre and immediately adjacent to the world renowned Nottingham University (world top 1% ranked). Occupiers include Toyota, Chinook Sciences 4 Energy and Verus Precision.

The location is situated on the park next to the Nottingham ring road (A52), in turn providing convenient access to J24/25 of the M1. Phase 2 of the NET tram network provides an adjacent tram stop. Regular Bus services also run along University Boulevard into the city centre, Beeston and Long Eaton.

DESCRIPTION:

The Isaac Newton Centre provides campus style accommodation in self-contained blocks around a landscaped central courtyard.

The suite is located in Building 1 of the campus and provides a modern working environment set at ground floor level and provides open plan accommodation with shared WC and kitchen facilities.

Externally, the suite has four allocated car parking spaces.

ACCOMMODATION:

DEMISE	SQ M	SQ FT
Ground Floor Suite 2:	55.8	601

TERMS:

The property is available on a new FRI lease for a term to be agreed.

PLANNING:

E: (g) (i) (Office)

E: (g) (iii) (Research & Development)

RATES:

The property is assessed on a suite-by-suite basis. Further guidance is available upon request.

RENT:

The property is available to rent at a level of:-

£9,000 Per Annum

SCIENCE PARK COVENANT:

Occupiers will be required to demonstrate a use consistent with the Science Park concept or a commercial link to the University or other higher educational institutions. Further details on application.

SERVICE CHARGE:

A service charge is payable to cover shared costs (refuse, landscaping, roadways, lighting, shared building services etc). Details on application.

VAT:

Vat is applicable to the rent and service charge.

EPC:

E -105

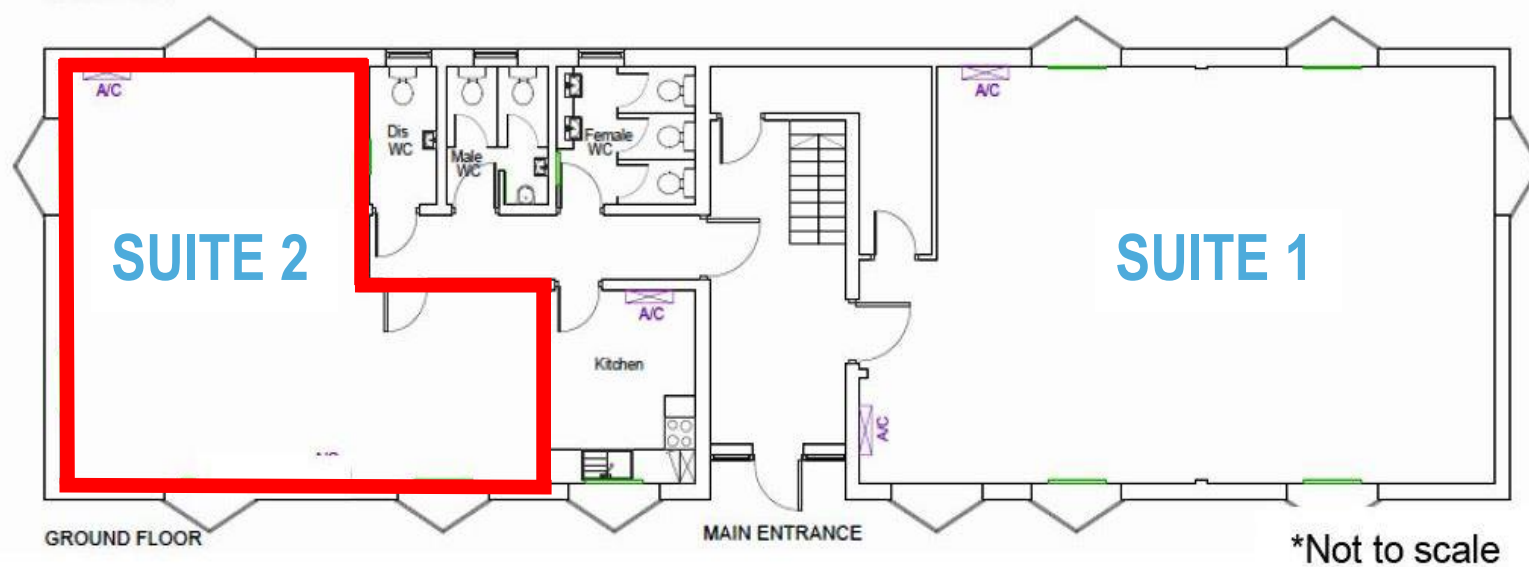


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GROUND FLOOR SUITE 2 – OFFICE VIEWS AND FLOORPLAN



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b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.