

BUSINESS SPACE OPPORTUNITY

5 Lawrence Way, Castle Bridge Office Village, Nottingham NG7 1GE



RENT!

WELL PRESENTED, SELF-CONTAINED GROUND FLOOR OFFICE CLOSE TO NOTTINGHAM CITY CENTRE

- 257.77 sq m (2,775 sq ft)
- 12 dedicated car parking spaces
- Less than one mile from Nottingham city centre and close to the main arterial routes in the city
- £43,000 per annum



LOCATION:

The property is situated within the Castle Bridge Office Village, which is accessed off Lawrence Way, approximately 0.5 miles southwest of Nottingham city centre.

The office is accessed off Castle Bridge Road via the A6005 to the north, and the A453 (Queens Drive) to the south, both providing arterial routes both in and out of the city centre.

The Castle Bridge Office Village is approximately five miles from J26 of the M1 motorway via the A610 (Nuthall Road), and approximately seven miles from J25 of the M1 motorway via the A52 (Brian Clough Way).

The location is close to a number of local amenities including Castle Marina Retail Park, Sainsburys, McDonald's, Lidl, Costa Coffee and Holiday Inn.

DESCRIPTION:

The subject property forms a self-contained, ground floor office within a two storey purpose built office building.

The office suite has its own dedicated ground floor entrance and is currently configured as part open plan and part reception with meeting room facilities.

The general specification includes:-

- Full carpeting throughout
- Suspended ceiling with inset lighting
- Raised floors

- Air conditioned server room
- A variety of partitioned meeting rooms
- Kitchenette

Externally, there are 12 car parking spaces and the building is set within a landscaped compound.

ACCOMMODATION:

DEMISE	SQ M	SQ FT
Ground Floor	257.77	2,775

RENT:

The property is available to rent on a new effectively full repairing and insuring lease, subject to a service charge at a level of:-

£43,000 Per Annum
(Forty Three Thousand Pounds)

RATES:

Rateable Value: £36,750
Rates Payable 2020/21: £18,044

PLANNING:

Use class E, offices.

VAT:

Vat is applicable to the rent.

EPC:

An EPC has been commissioned and will be available shortly.

Interested? Contact Will Torr 0115 979 3491 wtorr@heb.co.uk or

0115 950 6611

heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD

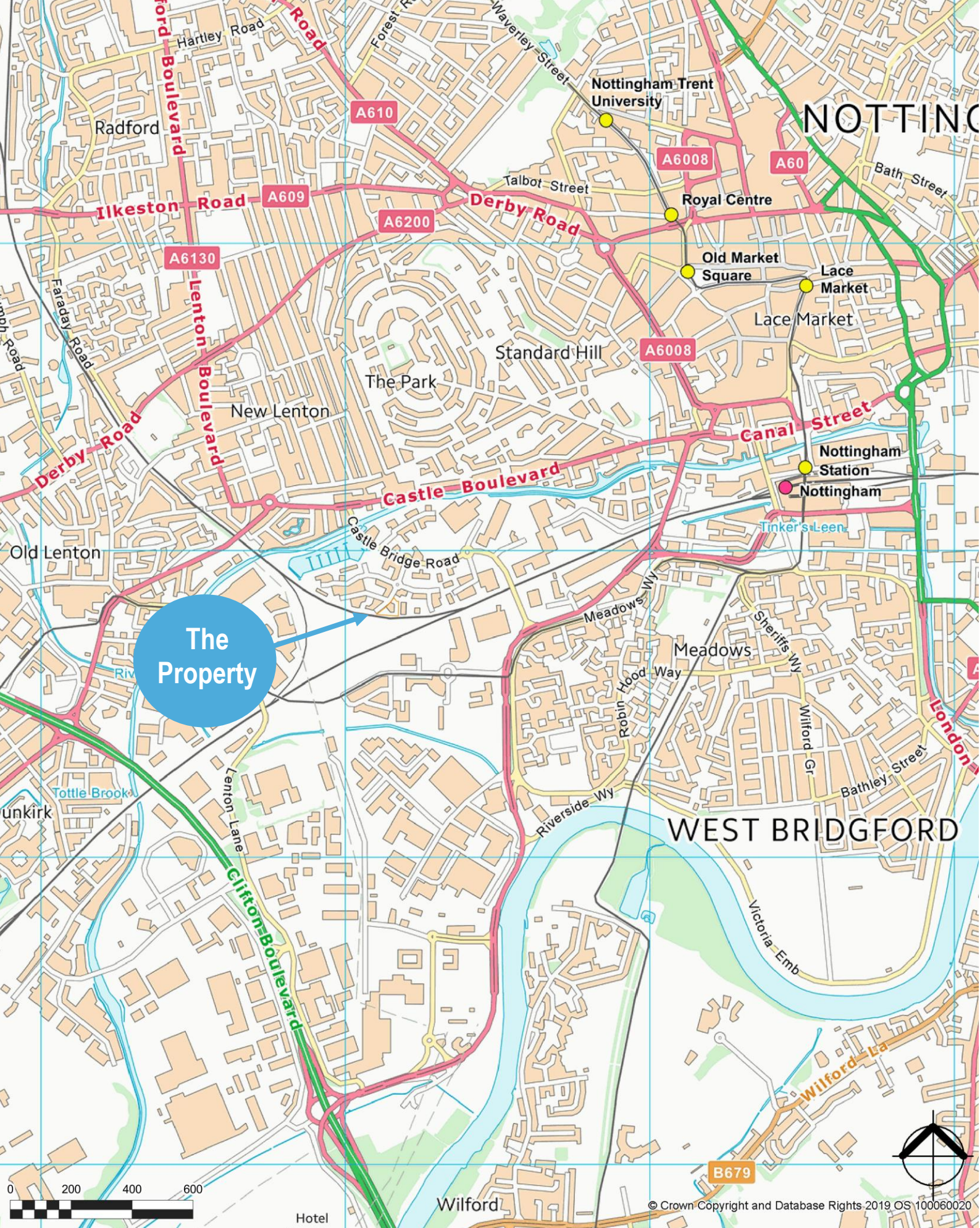


5
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The Property

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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.