



**Aspect House  
Aspect Business Park  
Nottingham  
NG6 8WR**

***Offices To Let – 403  
– 2,115 sq ft  
(196.50sq m)***

# Gallery.



# Specification.

The building benefits from the following specification:

- Inclusive of On Site Car Parking
- 24 Hour Access
- Onsite Security
- CCTV
- Access Controlled Entrance
- Comfort Cooling
- Female/ Male/ Disabled Toilets including Shower/ Changing Facilities
- Motion Sensor Lighting
- Suspended Ceilings with Recessed Light Fittings
- Rent is inclusive of business rates and service charge

Available Suites	Number of Workstations	Area (sq ft)
Office 30	2	104
Office 31/31	10/12	808
Office 34/35	12/14	843
Office 36/37	10	653
Office 49	2	117

Available Suites	Number of Workstations	Area (sq ft)
Office 40/41	10	654
Office 42	4	230
Office 45	4	231
Office 46	4	194

# Location.

Ideally positioned adjacent to the well established Blenheim commercial area and just 1.5 miles (2.5km) from Junction 26 of the M1 motorway. Close by is Bulwell town centre with a regular bus service running to both Nottingham and Bulwell from a bus stop adjacent to the site. The A610 offers efficient access to Nottingham outer ring road and the city centre with its cafes, bars and excellent shopping facilities.

The M1 provides fast access to the M42 at Junction 23A and the A50 Stoke to Derby link road, a dual carriageway link west to the M6. Also located at Junction 23A is East Midlands Airport which provides regular UK and European shuttle flights along with its fast expanding cargo handling facility.



## TERMS

The building is available by way of a new FRI lease.

## RATEABLE VALUE

Rateable value is to be assessed. Interested parties should discuss queries with the local authority

## EPC

The Energy Performance Certificate of the building is available on request.

## LEGAL COSTS

Each party is to cover their own legal and surveyors costs on any transaction.

## VAT

VAT may be payable on any transaction at the prevailing rate.

For further information, or to arrange a viewing, please contact the Knight Frank Office Agency Team:

### WILL HIGGINS

+44 121 233 6448  
+44 7811 849 288  
[william.higgins@knightfrank.com](mailto:william.higgins@knightfrank.com)

### SAM BENSON

+44 121 233 6418  
+44 7581 043 824  
[sam.benson@knightfrank.com](mailto:sam.benson@knightfrank.com)

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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