



**Woolsthorpe Close, Bilborough, Nottingham NG8 3JP**

## **Purpose-built detached offices**

- ▶ **From 3,279 sq ft - 22,446 sq ft**
- ▶ **Available as a whole or in self-contained suites**
- ▶ **On-site parking for up to 181 vehicles**
- ▶ **Competitive rents from £6.50 psf**

For enquiries and viewings please contact:



**Craig Straw**  
07967 680 964  
[cstraw@innes-england.com](mailto:cstraw@innes-england.com)



**Ross Whiting**  
07921 948501  
[rwhiting@innes-england.com](mailto:rwhiting@innes-england.com)

## Location

The property is located on Woolsthorpe Close in a mixed commercial location in the Bilborough area of Nottingham. The building is accessed off Wigman Road and forms part of the multi-occupied "Woolsthorpe Close Depot" which was formerly occupied by East Midlands Electricity.

The property benefits from good road communications being within a mile of Western Boulevard which forms part of Nottingham's ring road and c. 3 miles from Junction 26 of the M1 motorway. The location is also well served by public transport with regular bus services running from the nearby Wigman Road.

Other notable occupiers within the locality include Nottingham City Council, Kendon Packaging and Taylor & Sons Transport.

## Description

The property comprises a purpose-built, detached three storey office with two self-contained suites per floor accessed via the central core which incorporates a lift and w.c. facilities for each floor.

The accommodation is currently primarily open plan and the specification includes a suspended ceiling with inset Cat II lighting, solid carpeted floors and perimeter trunking throughout. There is currently a ground floor canteen area, together with a number of meeting rooms available on each floor. The property is served by comfort heating/cooling.

Externally there is undercroft car parking for 31 cars, together with an allocation of up to 150 cars in the nearby depot car park equating to generous a car parking ratio of 1:122 sq ft. The additional parking is available under a separate license agreement

## Accommodation

	Sq M	Sq Ft
Ground	819.5	8,821
First	629.4	6,775
Second	636.3	6,849
<b>Total</b>	<b>2,085.2</b>	<b>22,446</b>

The property is available either as a whole or on a wing by wing basis providing self-contained suites of 3,279 sq ft upwards.

Measurements are quoted on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice, 6th Edition.

## Planning

The agents understand that the property was formerly used as offices. Interested parties are advised to make their own enquiries of the local planning authority, Nottingham City Council on 0115 8764447.

## Tenure

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

## Business Rates

The Valuation Office website notes that the property has an entry as follows:

Rateable Value: £140,000 per annum

Indicative Rates Payable 2020: £69,020

## Rent

The property is available at a competitive rate from £6.50 psf depending on length of lease and amount of space taken

## Service Charge

A service charge will be payable as a contribution towards the upkeep and maintenance of the common parts. An estimate is available from the agents.

## VAT

VAT will be applicable at the prevailing rate

## Legal Costs

Each party is to be responsible for their own legal and professional fees incurred in the transaction.

## EPC

The property has an EPC rating of C(70).

## Viewings

Viewings available via sole agents Innes England.

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