

# TO LET

## OFFICE SUITES

HEATHCOAT BUILDING  
NOTTINGHAM SCIENCE PARK  
NOTTINGHAM, NG7 2QJ

Nottingham  
**Propertyplus**



NOTTINGHAM  
SCIENCE  
PARK



- **Office Suites ranging from 19.60m<sup>2</sup> to 121.23m<sup>2</sup> (211 sq. ft. – 1,305 sq.ft. )**
- **Dedicated Onsite Car Parking**
- **Shared Use of Meeting Room**
- **Excellent Transport Links**

### Location

The Science Park is located approximately two miles west of the City Centre, occupying a prominent position off University Boulevard (A6005). Opposite to the University of Nottingham, adjacent to Nottingham Tennis Centre. It benefits from excellent links to the main arterial roadway network; public transport links via the NET tram network and bus services and has the benefit of a new footbridge providing a direct link to the neighbouring Boots campus.

### Description

- A two storey building comprising 24 units individually sized between 19.60m<sup>2</sup>—63.17m<sup>2</sup> (211 sq. ft.—680 sq. ft.)
- Suspended Ceiling, strip lights, plastered painted walls, dado-trunking , intercom system , 3—phase electricity and carpet tiled floor with the ground floor benefiting from loading doors.
- Communal areas including Kitchen, W/C and Meeting Room and Lift.

Nottingham  
**Propertyplus**

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[www.nottinghampropertyplus.co.uk](http://www.nottinghampropertyplus.co.uk)

## Tenancy Agreements

The premises are available to let on periodic tenancies on an effective full repairing basis.

## Floor Area

Please see tenancy schedule on overleaf.

*Measurements are given for information purposes only. It is recommended that prospective tenants undertake their own measurements of the property prior to contract.*

## Rent

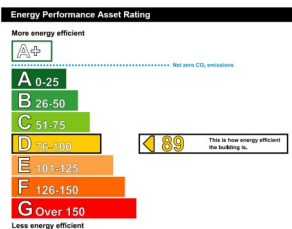
Please refer to tenancy schedule overleaf

## Business Rates

### Rateable Value

The ingoing tenant must rely on their own enquiries from the Business Rates department 0115 9154819 for rates payable.

## EPC Rating



## Service Charge

A service charge will be recharged comprising a proportionate amount of the costs incurred by the landlord in providing heating, lighting, security, landscaping and maintenance and upkeep and maintenance of the common parts, meeting room and building repairs.

## Services

Mains water, drainage, gas and electricity are connected to the premises. We have not verified this and tenants must rely on their own investigations.

## Planning/User

Planning consent for B1 business use, with a scientific or modern technological base, having product research and development as a significant part of their activity.

## Legal Cost

The tenant will be responsible for the councils legal costs involved in the transaction and for obtaining a Credit Status Report.

## Viewing

Strictly by prior appointment, Please contact Property Plus on: 011587 63000

## Website

The Council for themselves and for the vendors or lessors of this property give notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract:

(ii) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them:

(iii) No person in the employment of the Council has any authority to make or give any representation, warranty whatever in relation to this property.

## VALUE ADDED TAX

Value added tax may apply to this transaction. All figures quoted exclusive of VAT. Applicants must satisfy themselves on the VAT position if necessary by seeking independent advice.

Information for prospective business tenants is available in other formats on request.

