

TO LET

Carter Jonas



**NO.1 NOTTINGHAM SCIENCE PARK
JESSE BOOT AVENUE
UNIVERSITY BOULEVARD
NOTTINGHAM
NG7 2RU**

OFFICE AND RESEARCH ACCOMMODATION



**NOTTINGHAM
SCIENCE
PARK**

LOCATION

Nottingham Science Park is a well-established business location, specialising in research and development and offers a wide range of good quality office and workspace accommodation.

The Park is strategically located next to the University of Nottingham, just 2 miles west of Nottingham City Centre and 0.5 miles from the Queen's Medical Centre.

Nottingham Science Park is well connected, situated on the NET tram line providing direct links to the city centre. Junction 25 of the M1 just 5 miles away and the Park is also 2 miles from Nottingham train station.

No.1 Nottingham Science Park occupies a prominent position at the entrance of the Park with convenient access to the NET tram line and the A52 ring road. Other tenants include Chinook Sciences Ltd, Oegen Ltd, Kaplan and 121 Systems.

DESCRIPTION

No 1. Nottingham Science Park is split over two floors and benefits from:

- Full access raised flooring
- Superfast fibre optic broadband (at Tenants cost)
- PIR controlled lighting
- Floor to ceiling height: 2,600 mm – 2,850 mm
- Controlled security access to each suite
- 13 person passenger lift
- Full time on-site property manager
- Additional meeting rooms
- Communal W/Cs and shower facilities
- Secure undercroft car park

TERMS

The suites are available on effective full repairing and insuring leases for terms to be agreed. The rent is available on application.

A service charge is payable for the repair and maintenance of common parts. An estate charge is also applicable to cover the wider estate maintenance. Further information is available from the agents.

ACCOMMODATION

The property has been measured in accordance with the RICS Property Measurement 1st Edition (2015) on an IMPS3 – Offices basis.

Suite 9 – First Floor	2,562 sq ft	238.1 sq m
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RATEABLE VALUE

Rateable Value: £33,250

Rates Payable 19/20: £16,325.75

Interested parties are advised to make their own enquiries to confirm the accuracy of this figure.

FUTURE DEVELOPMENT

The adjacent building, currently under construction will provide on-site café facilities along with bookable conference facilities hosting various events for park occupiers. The building is due to complete in early 2020.

VAT

All sums are quoting excluding VAT which is payable.

EPC

EPC: A (24). A copy of the certificate is available upon request.

LEGAL COSTS

Tenant to be responsible for the Landlord's reasonable legal costs.

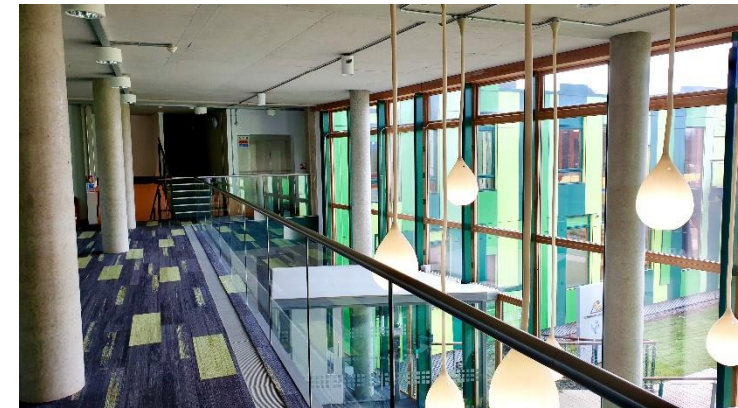
CONTACT

For further information on the Park, please visit:
www.nottinghamsciencepark.com/

All viewings must be arranged via the agents:
Carter Jonas
01223 315716
www.carterjonas.co.uk

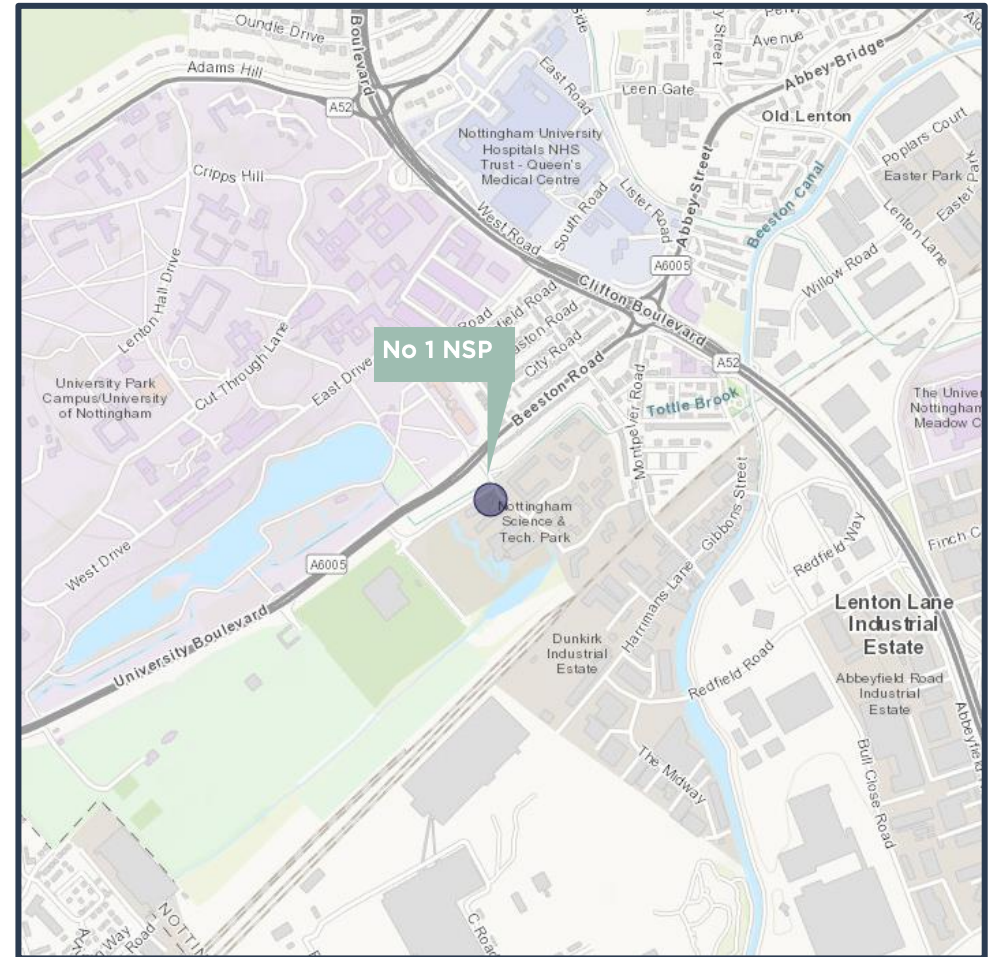
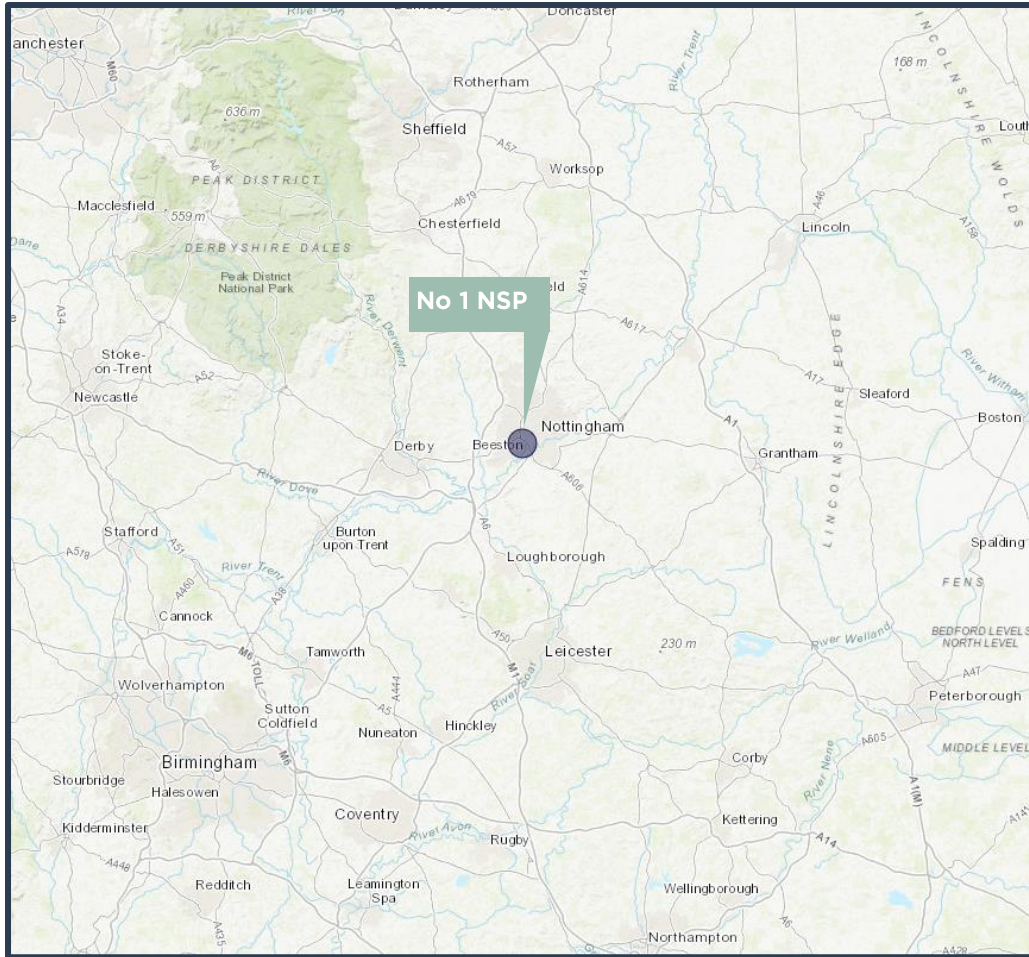
IMPORTANT INFORMATION

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INDICATIVE FIRST FLOOR PLAN – NOT TO SCALE





FURTHER INFORMATION

Should you require further information please get in touch: carterjonas.co.uk

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