

TO LET OFFICES

SUITE 4

Field House, Watnall, Nottingham, NG16 1LA



Key Highlights

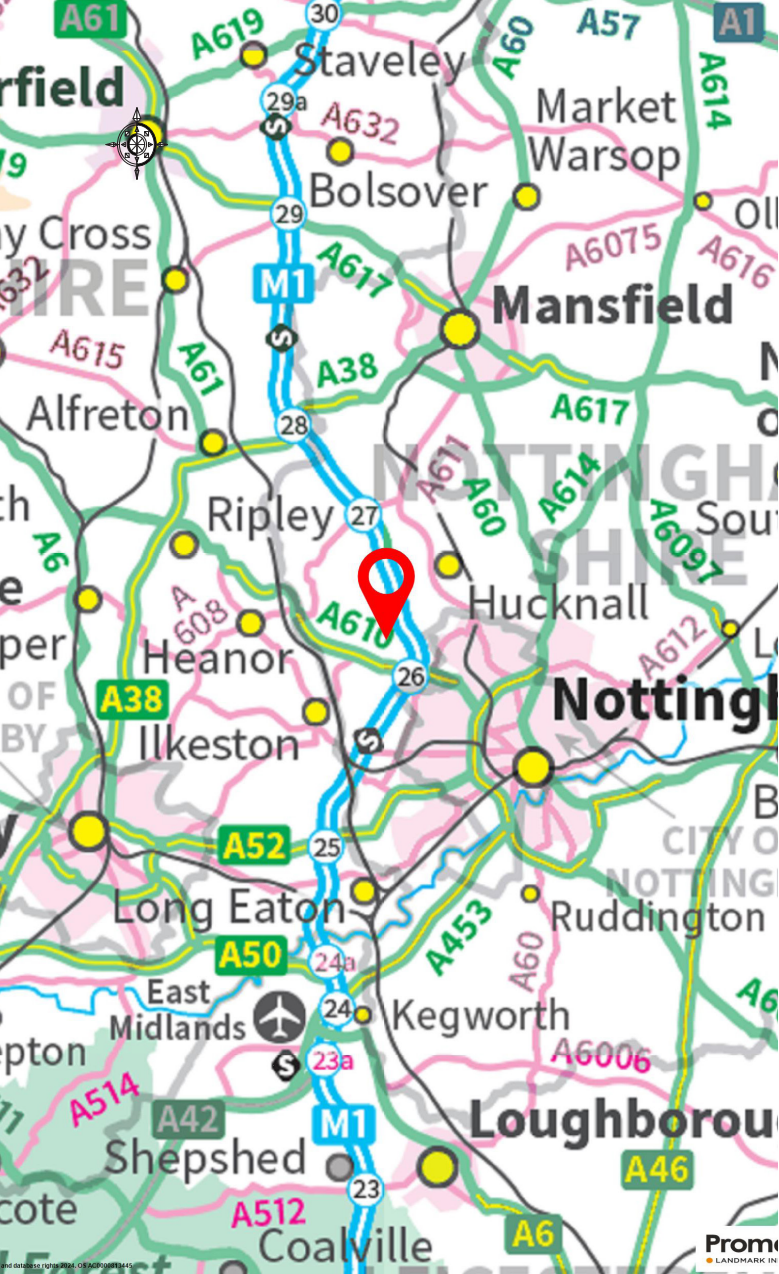
- Attractive semi-rural location within 5 minutes drivetime of A610 and J26, M1
- Modern office building
- High specification including air conditioning
- NIA 181 sq m (1,944 sq ft)
- Good provision of on-site car parking (No Workplace Parking Levy)
- Available on a new lease

SAVILLS NOTTINGHAM
Enfield Chambers, 18 Low Pavement
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LOCATION

The property is situated in Watnall, an attractive semi-rural location on the edge of the Nottingham conurbation. Watnall has excellent communications being within two miles of Junction 26 and five miles of Junction 27 of the M1 Motorway.

The property occupies a prominent position fronting Main Road (B600), which connects with the A610 and the M1, Junction 26. There are a range of retail facilities, restaurants and bars in nearby Kimberley town centre, approximately a five minute drive.

DESCRIPTION

The property comprises a modern two storey office building configured to provide four open plan office suites accessed off a central core with impressive double glazed atrium reception area.

Suite 4 comprises a first floor predominantly open plan office suite, with two meeting rooms/manager's offices, that can be removed if required.

The specification of the accommodation includes air conditioning, full access raised floors, suspended ceilings with LG7, motion sensor lighting, kitchen facilities, security-controlled entrance system, five person lift and communal toilet facilities.

The property benefits from 7 designated car parking spaces in front of the building and additional spaces can be made available, subject to negotiation.

ACCOMMODATION

Suite 4 - Total Net Internal Area 181 sq m (1,944 sq ft)

BUSINESS RATES

Business rates are payable in addition and the current rates payable for Suite 4 are £8,621 for the financial year 2024/2025.

LEASE

The property is available on a new lease for a term of years to be agreed on an effectively full repairing and insuring basis, by way of a service charge.

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RENT

Guide rent - £28,000 per annum exclusive

SERVICE CHARGE

A service charge will be levied to cover items of common expenditure in respect of the shared areas of the building, external car parking and landscaping. Further details upon request.

EPC

B38

VAT

VAT will be levied at the prevailing rate.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only with the Sole Agent, Savills, Enfield Chambers, 18 Low Pavement, Nottingham, NG1 7DG.

CONTACTS

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