

01733 897722

eddisons.com

OFFICE FOR SALE

Eddisons

Incorporating Barker Storey Matthews



**PHOENIX HOUSE, UNIT C, PHOENIX OFFICE PARK, MILLENIUM WAY,
NOTTINGHAM, NG8 6BA**

PRICE: £2.5 million

1,562.02 sq m (16,809 sq ft)

- Well-established business park
- Excellent public transport links
- Gated site
- 69 Parking spaces

LOCATION

Phoenix House is located on the well-established Phoenix Business Park, situated around four miles north of Nottingham City Centre. Phoenix Business Park is just off the A610 close to Junction 26 of the M1 Motorway.

The NET tram and Park & Ride is within walking distance, offering quick and easy access into the Nottingham City Centre and Nottingham Train Station.

The business park includes amenities such as Premier Inn, Beefeater Restaurant and a good range of convenience facilities nearby.

DESCRIPTION

The property comprises of a three storey detached office building with a gated car park and 69 allocated spaces. The office includes air conditioning, an 8 person lift and two staircases with WCs available on all floors.

The ground floor includes a reception area, meeting room and office accommodation which has been split to provide three office banks. This floor also includes a kitchen/ canteen area, two store rooms and plant room.

The first floor has been split into two separate office banks, including two meeting rooms and two private offices along with an additional staff room. There are also two store rooms.

The second floor has a similar layout to the first floor with two separate office areas, two meeting rooms, two private offices and a large board room.

ACCOMMODATION

	Sq m	sq ft
Ground floor	505.32	5,437
First floor	528.35	5,685
Second floor	528.35	5,685
Total NIA	1562.02	16,809

PRICE

For sale for £2.5 million (excluding VAT).

VAT

We believe VAT will be charged on the purchase price.

BUSINESS RATES

This property has a Rateable Value of £187,000 - rates will usually be charged at 51.2 pence in the pound giving a rates payable figure of £97,744 for the current year. We advise interested parties to check with the local council.

SERVICES

Mains electricity, water and gas are believed to be available to the premises. However, interested parties are advised to contact the relevant service providers for more information.

LEGAL COSTS

Each party to bear their own costs in regards to the transaction.

EPC

EPC rating is C (75).

VIEWING

Strictly by appointment with the agents:-

Eddisons
incorporating Barker Storey Matthews

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21022024



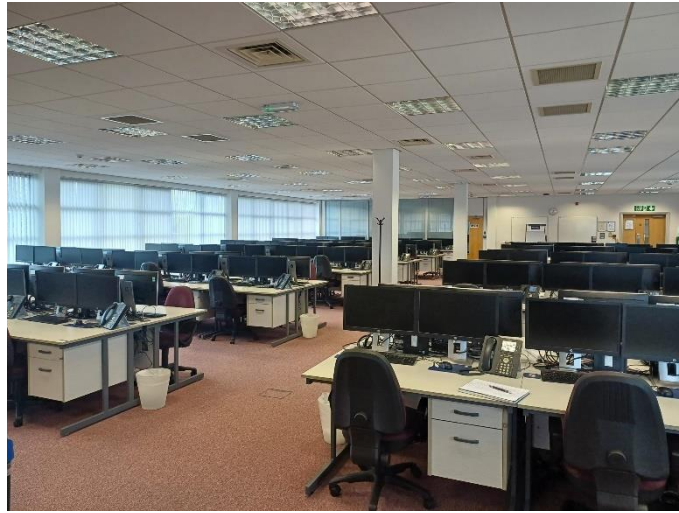
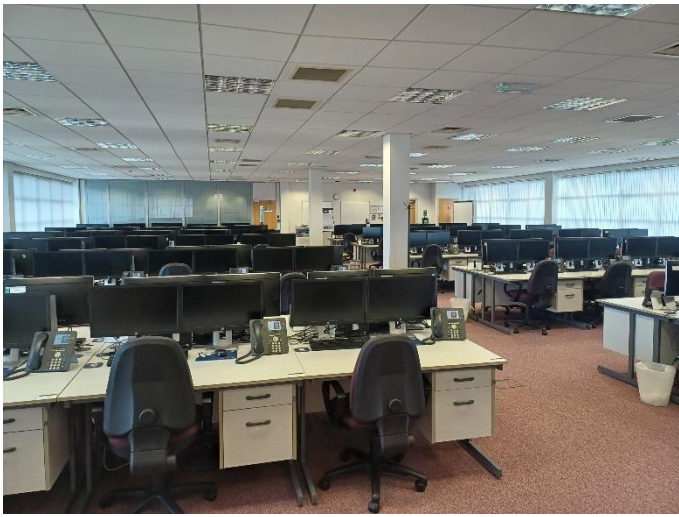
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Important Information

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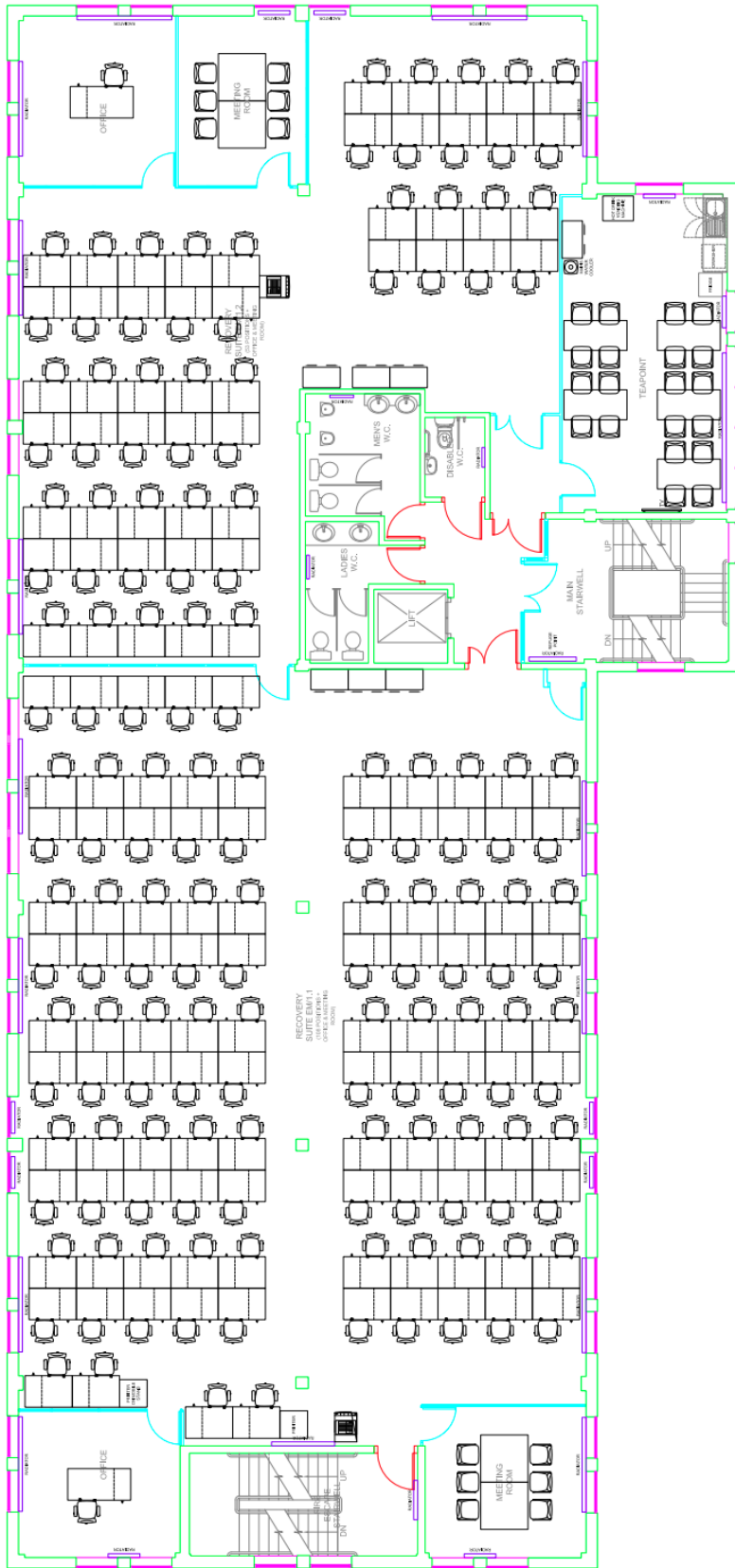
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Typical floor plan



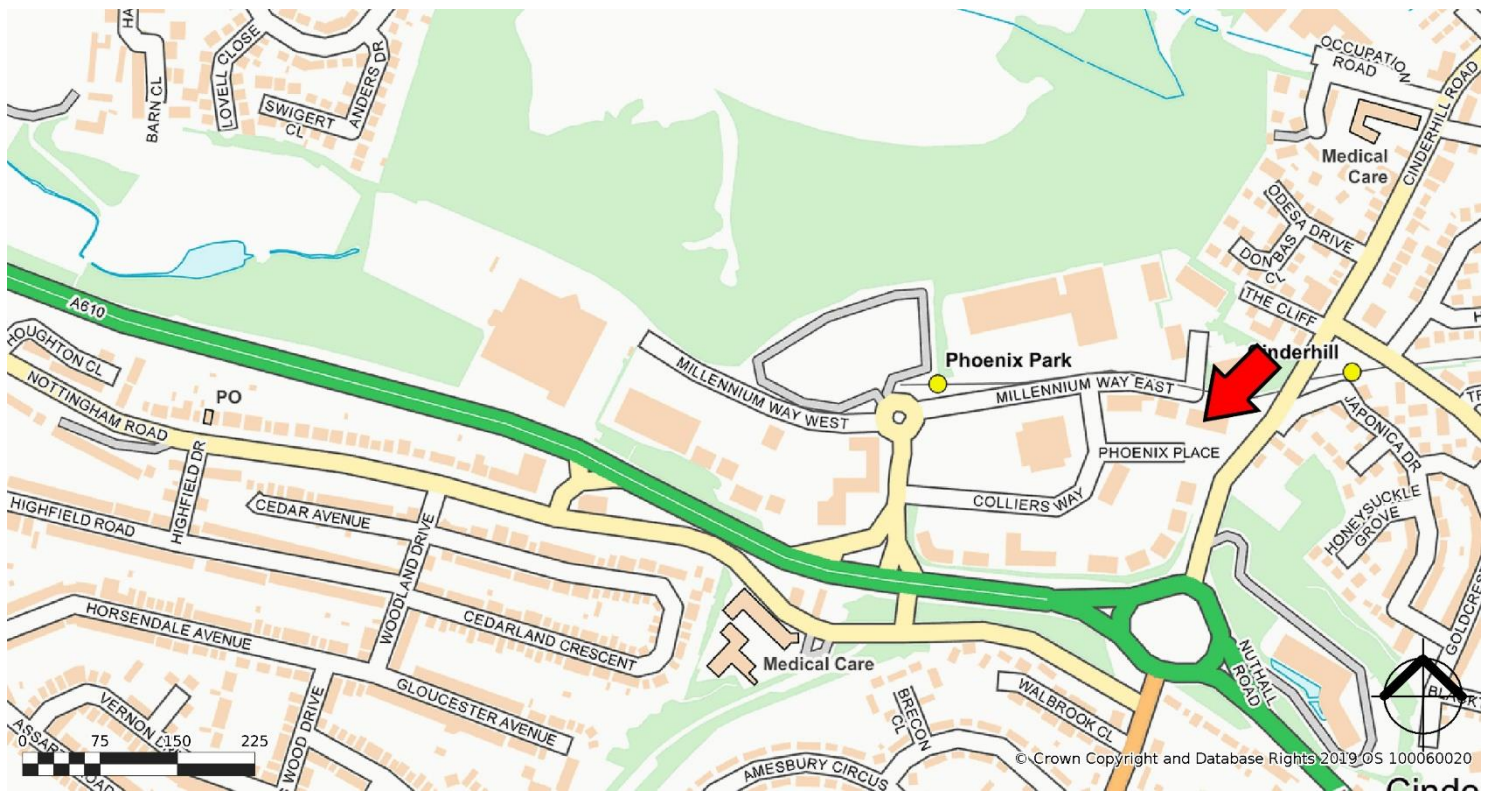
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