

BUILDING C

APEX BUSINESS PARK

RUDDINGTON LANE | NOTTINGHAM | NG11 7DD

Self contained office accommodation
4,000 sqft to 9,325 sqft

TO LET



Grade A specification offices in a great ring-road location

- 52 Car parking spaces
- Passenger lift
- Comfort cooling
- Raised access floors
- Next to Ruddington Lane NET tram stop



LOCATION

The Apex Business Park is located opposite the Nottingham South & Wilford Industrial Estate, adjacent to the A52 Nottingham Outer Ring Road. This ideal position allows easy access to the M1 Motorway at junctions 24 or 25 whilst being only a few minutes drive from the City centre.

Destination	Miles	Drive Time
M1 Junction 24	9	17
M1 Junction 25	10	19
Derby	18	30
Leicester	24	38
Loughborough	13	24
East Midlands Airport	12	23
A1 Grantham	23	35

Source: Google Maps





DESCRIPTION

Building C offers primarily open plan office accommodation over both levels. The design incorporates an attractive glazed feature entrance. Due to its well conceived design Apex can be occupied on a floor by floor basis or subdivided vertically to provide self contained buildings from approx 4000 sq ft.

SERVICES

Mains supplies of electricity, gas, water and sewerage are connected to the subject property.



SPECIFICATION



Passenger Lift



Comfort Cooling



Raised Access Floors



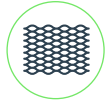
Staff Canteen Area



Suspended ceilings incorporating modular fluorescent strip lighting



Sealed unit colour coated double glazed windows



Security grilles to all ground floor doors and windows



Male, Female and Disabled WCs



Fitted Carpets



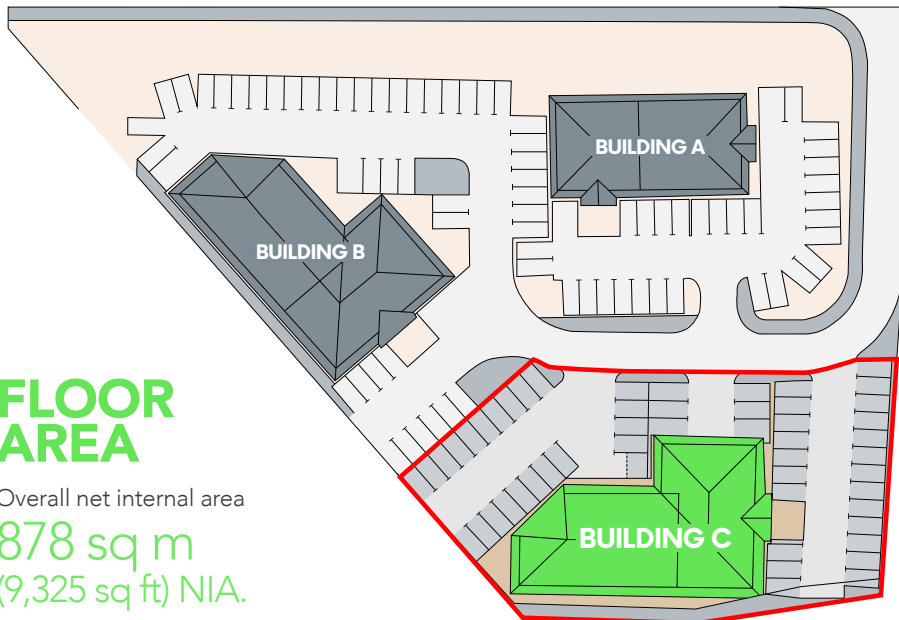
Gas Central Heating



52 Car Parking Spaces



CCTV system



FLOOR AREA

Overall net internal area

878 sq m
(9,325 sq ft) NIA.



TENURE

Building C Apex Business Park is available to let by way of a Full Repairing and Insuring Lease.

RENT

On application.

LEGAL COSTS

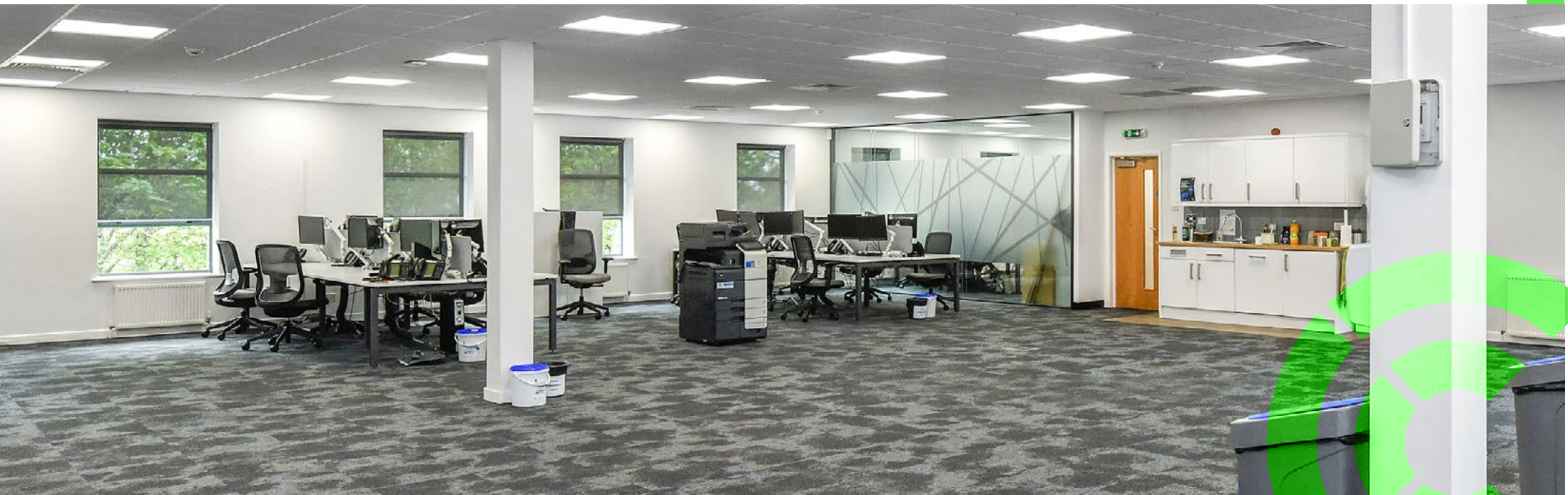
Each part to bear their own legal costs.

SERVICE CHARGE

A service charge is applicable to the private roads, footpaths and landscaping on the development. Occupiers will be responsible for contributions on a pro-rata basis.

RATEABLE VALUE

Charging Authority	Rushcliffe Borough Council
Description	Office & Premises
Rateable Value	£90,500
Period	2023/2024



**CONTACT****Richard Sutton**

07977 121 340

richards@ng-cs.com

Jude Weston

07809 410 811

jude@ng-cs.com

Charlotte Steggles

07954 996 197

charlotte@ng-cs.com

Thomas Szymkiw

07564 580 300

thomas@ng-cs.com

PROPERTY MISDESCRIPTION ACT

1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability or service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph/s depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof. August 2023. carve-design.co.uk 16035/5