



**TO LET/FOR SALE**

# 20 PARK LANE BUSINESS CENTRE

**PARK LANE, BASFORD,  
NOTTINGHAM NG6 0DW**

**127.75 sq m (1,375 sq ft)**

Modern office unit available on a popular business park

- Well presented, self-contained two storey office accommodation
- 5 designated car parking spaces, no parking levy
- Easy access to Nottingham City Centre, A6514 Ring Road & J26 M1
- Available on either a leasehold or freehold basis



**MODERN OFFICE  
WITH PARKING**



**NG Chartered Surveyors**  
Unit 8 Wheatcroft Business Park | Landmere Lane | Edwalton | Nottingham | NG12 4DG



## LOCATION

The property is prominently located in the heart of the Park Lane Business Centre, off Park Lane, Old Basford, which is conveniently located close to the A611 Nottingham to Hucknall Road and within easy reach of J26 of the M1 Motorway.

## DESCRIPTION

The property comprises a mid-terraced, two-storey office unit having brick elevations under a pitched roof. Internally, the property has been fully modernised to provide office accommodation at both ground and first floor levels and is finished to a good standard including suspended ceilings with integral lighting and air conditioning throughout.

Externally, the property benefits from 5 designated car parking spaces.

## ACCOMMODATION

Measured on a Net Internal Basis, we calculate the floor areas to be:

	SQ M	SQ FT
Ground Floor	63.87	687.5
First Floor	63.87	687.5
<b>TOTAL NIA</b>	<b>127.75</b>	<b>1,375</b>

Measurements are approximate and NG cannot guarantee their accuracy. Interested parties are to rely on their own due diligence.

## SERVICES

Mains supplies of drainage, water and electricity are evident within the property, but we can provide no warranty with regard to their capacity or connectivity.

## EPC

The property has an EPC rating of 76 falling within Band D.

## TOWN & COUNTRY PLANNING

We understand the property has an established consent for use as offices falling within Class E(a) (Commercial Business & Services) of the Town & Country Planning (Use Classes) Order revised 2020.

## BUSINESS RATES

Charging Authority: Nottingham  
 Description: Offices and premises  
 Rateable Value: £14,250  
 Period: 2023/24

## TENURE

The property is available on a new lease for a term of years to be agreed. Alternatively, a sale would be considered.

## RENT / SALE PRICE

Rent: £15,800 per annum exclusive  
 Price: £205,000

## SERVICE CHARGE

A service charge will be levied for the common areas of the estate. Guide figures are available by way of the agents.

## VAT

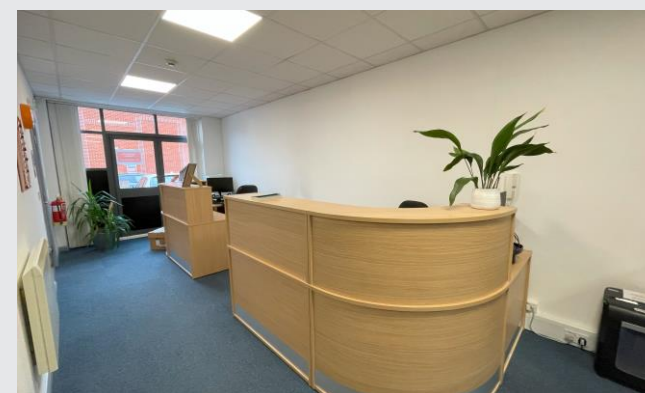
We understand that VAT is applicable to the rent, sale price & service charge due.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the transaction.

## OUR ANTI-MONEY LAUNDERING POLICY

In accordance with Anti-Money Laundering Regulations, two forms of I.D. and confirmation of the source of funding will be required from the successful purchaser in the event of a sale.



**SUBJECT TO CONTRACT**

Viewing: By prior appointment  
with the sole agents.

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**ALICIA LEWIS**

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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.