

BUILDING

APEX BUSINESS PARK

RUDDINGTON LANE | NOTTINGHAM | NG11 7DD

Self contained first floor office accommodation
with ground floor entrance
468.59 sqm (5,044 sq ft)

TO LET



Grade A specification offices in a great ring-road location

- 22 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 the first floor. The design incorporates an attractive glazed feature entrance.

SERVICES

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



SPECIFICATION



Passenger Lift



Comfort Cooling



Raised Access Floors



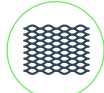
Staff Canteen Area



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



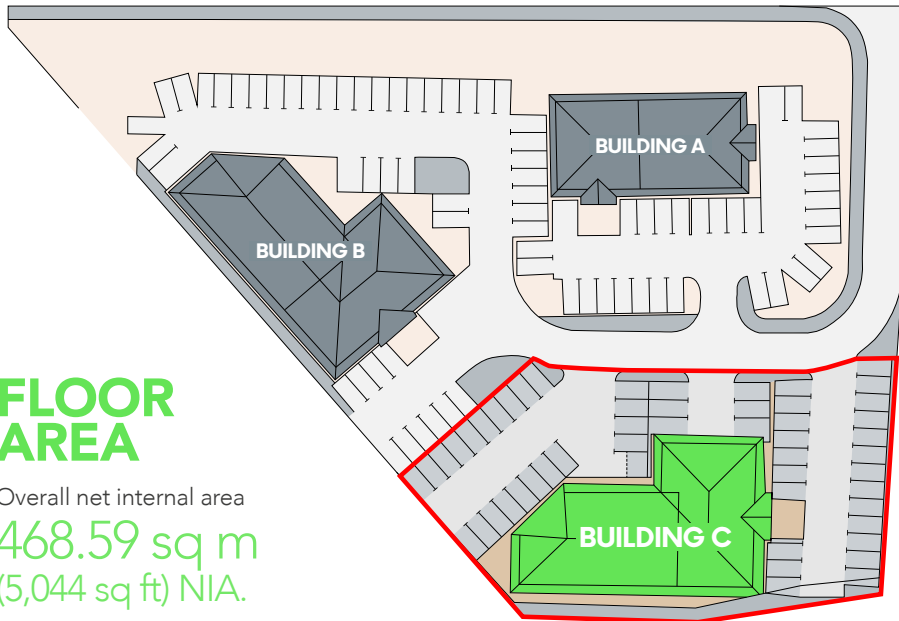
Gas Central Heating



22 Car Parking Spaces



CCTV system



FLOOR AREA

Overall net internal area
468.59 sq m
 (5,044 sq ft) NIA.



TENURE

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

RENT

£77,000 per annum, payable quarter in advance.

LEGAL COSTS

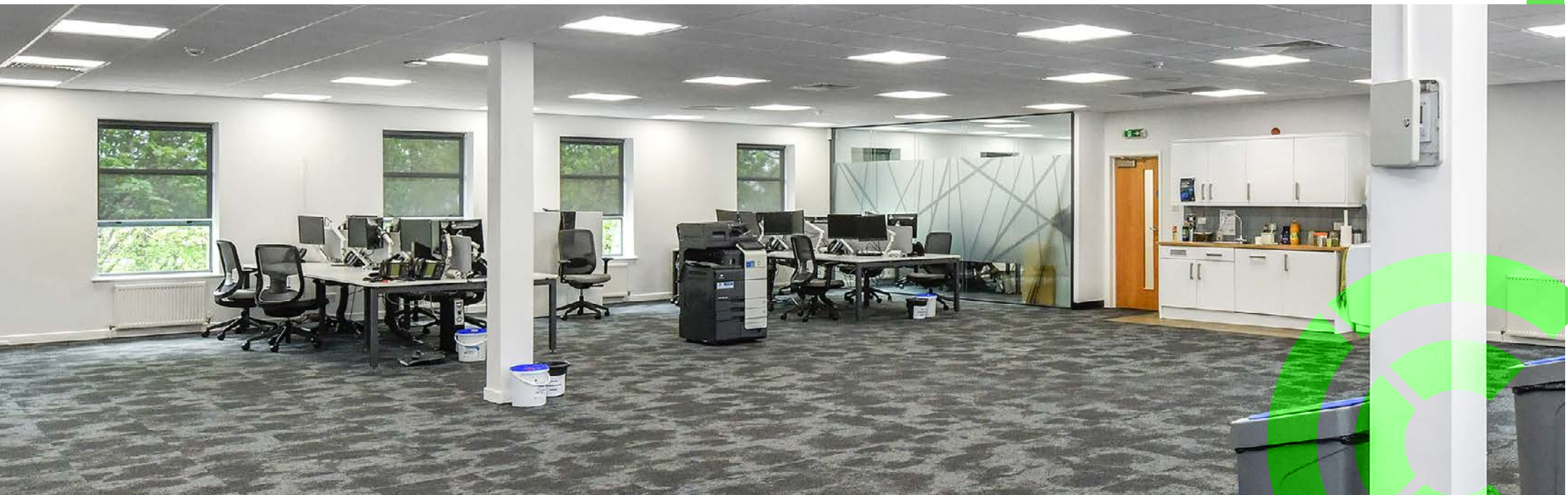
Each party to bear their own legal costs.

SERVICE CHARGE

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

RATEABLE VALUE

Please contact the sole marketing agents for further information.





CONTACT



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PROPERTY MISDESCRIPTION ACT

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