

INCENTIVES AVAILABLE – UP TO 6 MONTHS RENT FREE*

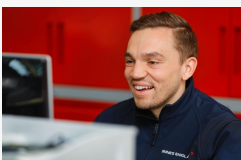


Ground Floor, Innovation House, Ruddington Fields Business Park, Mere Way, Ruddington, Nottinghamshire NG11 6JS

MODERN OFFICES

- ▶ **Ground Floor NIA: 5,602 sq ft (520.44 sq m)**
- ▶ **Grade A offices in desirable business park location**
- ▶ **Dedicated on site car parking for 22 vehicles**
- ▶ **Excellent transport links**

For enquiries and viewings please contact:



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Location

The premises are situated on Ruddington Fields Business Park, an established Business Park located approximately 2 miles south of Nottingham City Centre. The Park can be accessed directly off the Loughborough Road (A60) and is in close proximity to the Nottingham Ring Road (A52), which in turn provides efficient access to the City Centre and a number of surrounding areas including Ruddington, West Bridgford, Keyworth, Loughborough etc. The 10X Green Line bus service runs between the City Centre and the Park during peak commuting hours. The Park is a sought after location with a number of established businesses occupying premises on site, including Quotient Sciences, Vision Express, Capita, Experian and Ideagen. The Park also has the benefit of being situated adjacent to Rushcliffe Country Park, comprising 210 acres and is within walking distance of the subject property.

Description

Innovation House comprises a detached two storey property in which the ground floor has been recently refurbished to provide a high quality Grade A office. The available ground floor benefits from the following specification:

- Impressive reception with a 2 storey atrium
- Open plan format
- LED panels to be installed prior to occupation
- Fully accessible carpeted raised flooring incorporating movable floor boxes with power and data connectivity
- Full air conditioning - 3 pipe system for efficient control
- Computer controlled dimmable office lighting
- High performance thermal and security double glazing
- Fully integrated building services control system
- Secure access control and electric sliding entrance door
- Fully integrated security system including extensive CCTV
- Electric car charging points available onsite

Externally the ground floor benefits from 22 car parking spaces.

Accommodation

	Sq M	Sq Ft
Ground Floor	520.4	5,602
Total	520.4	5,602

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Practice, 6th Edition. All parties are advised to carry out their own measured survey.

Planning

We understand the property benefits from planning consent for the following uses: Class E (Commercial, Business and Services use). Making the premises suitable for uses such as office, clinics, health centre. (This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

Tenure

Available by way of a new lease for a period of years to be agreed.

Business Rates

We understand the Ground floor is entered into the rating list as follows:

Ground Floor: Rateable Value - £48,250

Ground Floor Indicative Rates Payable 2022: c.£24,076 per annum

Please note all parties are advised to make their own enquiries of the VOA.

Rent

£18 psf

The term of the lease is negotiable however a rent-free period of 6 months is available for a 5-year lease with no break clause (subject to covenant strength*). Please contact Innes England to discuss further.

Service Charge

A service charge is applicable for the building as well as for the wider estate. The current costings are available from the agents.

VAT

VAT is applicable to the rent.

Legal Costs

Each side to be responsible for their own legal costs incurred in the transaction.

EPC

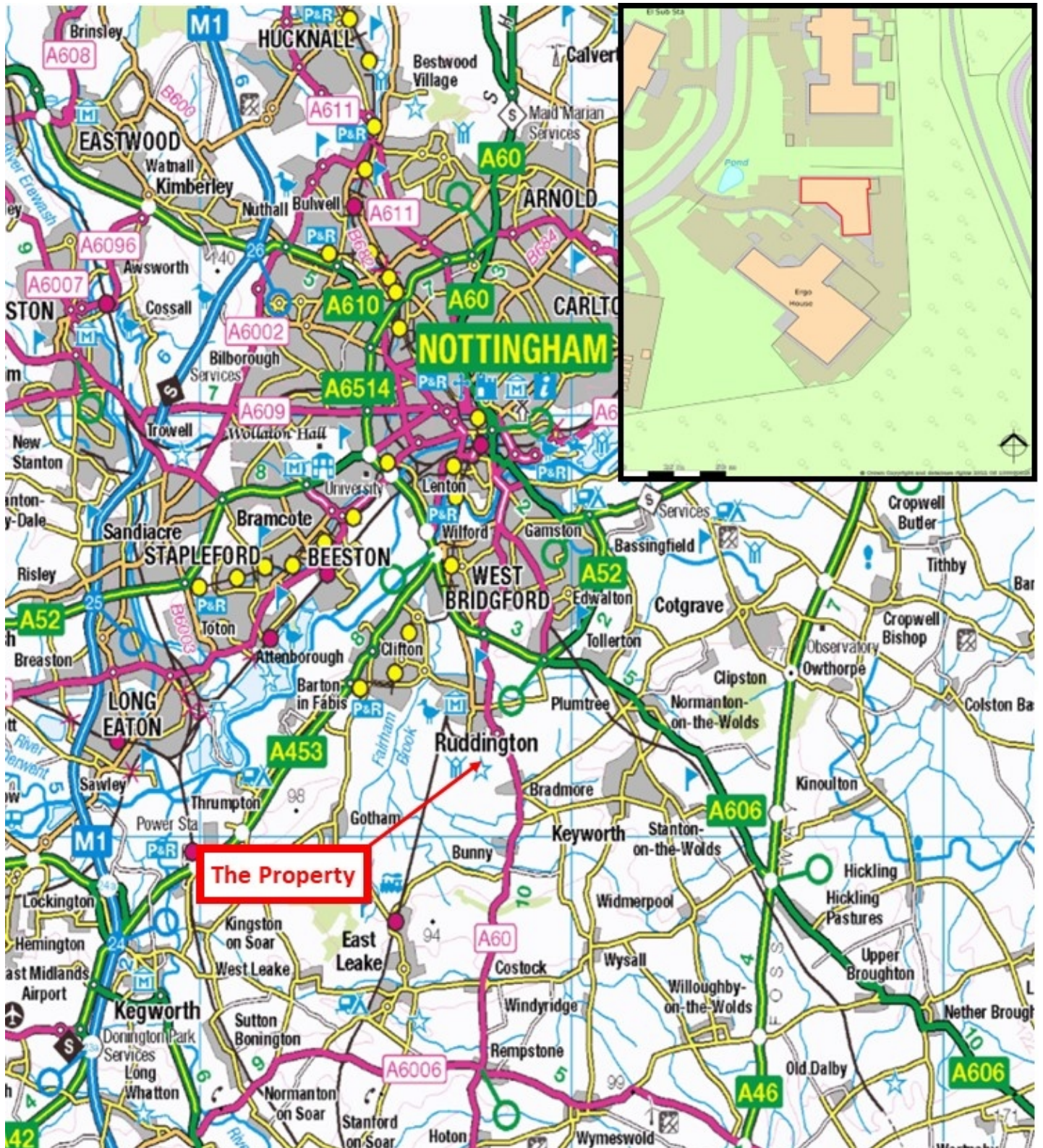
The premises has an EPC assessment of B-50.

Viewings

By appointment with the agents.

Date Produced: 11-Mar-2024





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