

***INCENTIVES AVAILABLE – RENT FREE PERIOD AVAILABLE**

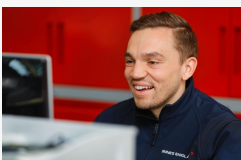


Bell House Nottingham Science And Technology Park, Nottingham Science & Technology Park, University Boulevard, Nottingham, East Midlands NG7 2RL

Offices

- ▶ **NIA: From 2,551 - 7,704 sq ft**
- ▶ **Established Science Park location**
- ▶ **53 car parking spaces, more available on request**
- ▶ **Excellent public transport links and convenient access to Nottingham ring road (A52)**

For enquiries and viewings please contact:



Ross Whiting
07921 948501
rwhiting@innes-england.com



Craig Straw
07967 680 964
cstraw@innes-england.com

Location

Nottingham Science Park is a long-established business location, specializing in research and technology, offering a diverse range of accommodation from good quality office/workshop space to award-winning Grade A offices. The Park is situated in a prominent position off University Boulevard (the A6005) opposite the University of Nottingham and adjacent to the Nottingham Tennis Centre.

The Park sits 2 miles west of Nottingham City Centre and railway station and 0.5 miles from the Queens Medical Centre. It benefits from excellent public transport links with the NET tram network and regular buses serving the Park from University Boulevard. The Park also benefits from excellent road communications being within half a mile of Nottingham's ring road which in turn provides access to Junction 24, 25 and 26 of the M1 motorway.

Description

The property comprises of a self-contained building as well as the first floor of a purpose-built two storey office benefiting from the following specification:-

Comfort cooling, wet central heating system, raised floor incorporating floor boxes for the distribution of power and data, suspended ceiling with inset LED lighting, dedicated WC's, a communal entrance hallway and carpets throughout.

The accommodation is principally open plan in nature however partitions have been installed to create a separate board room, general meeting rooms and kitchen facility.

Externally the property benefits from designated car parking for 53 vehicles. Additional spaces are available by negotiation.

Accommodation

	Sq M	Sq Ft
Building 1 - Ground Floor	237.9	2,561
Building 1 - 1st Floor	240.9	2,593
Building 2 - 1st Floor	237	2,551
Total	715.7	7,704

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

Planning

We understand the property benefits from Class E (Commercial, Business and Services use) planning consent making the premises suitable for uses such as office, clinics and healthcare. The property may also be suitable for alternative uses subject to the requisite consents. (This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

Tenure

The property is available as a whole or on a floor by floor basis on a new lease for a term of years to be agreed.

Occupiers are required to use the property for a purpose consistent with the Science Park concept or to have a commercial link with either the University of Nottingham or a higher education institution.

Business Rates

From the Valuation Office Agency (VOA) website we understand the property has the following rating assessment:

Building 1 - Rateable Value - £56,000

Building 1 - Indicative Rates Payable 2023: £28,672 per annum

Building 2, 1st Floor is part of a larger assessment and will have to be reassessed upon occupation however a guide is available from the agents.

All parties are advised to make their own enquiries of the Valuation Office Agency (VOA).

Rent

£12 psf

The term of the lease is negotiable however a rent free period is available (subject to covenant strength*). Please contact Innes England to discuss further.

Service Charge

A service charge will be payable in respect of the maintenance and repair of the structure and common parts of the building and estate. Details of the passing service charge is available from the agents.

VAT

VAT is applicable.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

Available from the Agents.

Viewings

Strictly by arrangement with the sole agents.

Date Produced: 17-Oct-2023



