



**Unite Student Development, 406 Derby Road, Nottingham NG7 2GQ**

## **Office/Retail/Leisure Space**

- ▶ **Located within 700 bed student development**
- ▶ **Significant frontage onto Derby Road of 51 metres**
- ▶ **15,215 sqft of flexible retail/leisure/office accommodation across three floors**
- ▶ **Practical completion expected Q4 2023**

For enquiries and viewings please contact:



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**Location**

The development is located within Nottingham, the commercial hub of the East Midlands. It is the largest urban area in the East Midlands, as well as the second largest in the Midlands, following Birmingham. The city is well served by excellent public transport links, with National Rail links to London St Pancras and extensive tram (NET) network. The M1 motorway is situated to the West with Junction 24, 25 and 26 providing good access into Nottingham.

The subject site lies directly in between Nottingham Trent Universities Main and Jubilee Campus, which host over 35,000 students. The city is home to two Universities and boasts a strong overall population of 70,000 students, with the largest pipeline of student accommodation outside of London.

The property fronts onto a primary route from the Ring Road into Nottingham City Centre with c. 20,000 daily local movements and is served by several bus routes.

**Description**

The subject development comprises a purpose built 700 student bed scheme, with commercial elements across the ground, first and second floors. The commercial elements will be finished to a shell and core condition, although various provisions may be made available. Practical completion for this part of the scheme is targeted for Q4 2023.

**Accommodation**

	Sq M	Sq Ft
Ground Floor	198.9	2,141
First Floor	607.3	6,537
Second Floor	607.3	6,537
<b>Total</b>	<b>1,413.5</b>	<b>15,215</b>

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

**Planning**

We understand the property benefits from planning consent for Use Class E (Commercial, Business and Service uses) as well as Use Class F1 (Learning and Non-residential Institutions) under the Town and Country Planning Use Classes Order 1987 as amended.

(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

**Tenure**

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

**Business Rates**

The premises are currently under construction and therefore will have to be assessed upon occupation.

**Rent**

Price on application

**VAT**

All figures quoted are exclusive of VAT, which will be charged at the prevailing rate.

**Legal Costs**

Each party is to bear their own legal costs incurred.

**EPC**

The property will be assessed upon occupation.

**Viewings**

Viewings are by appointment with Innes England or our joint agent:

Innes England: 0115 924 3243

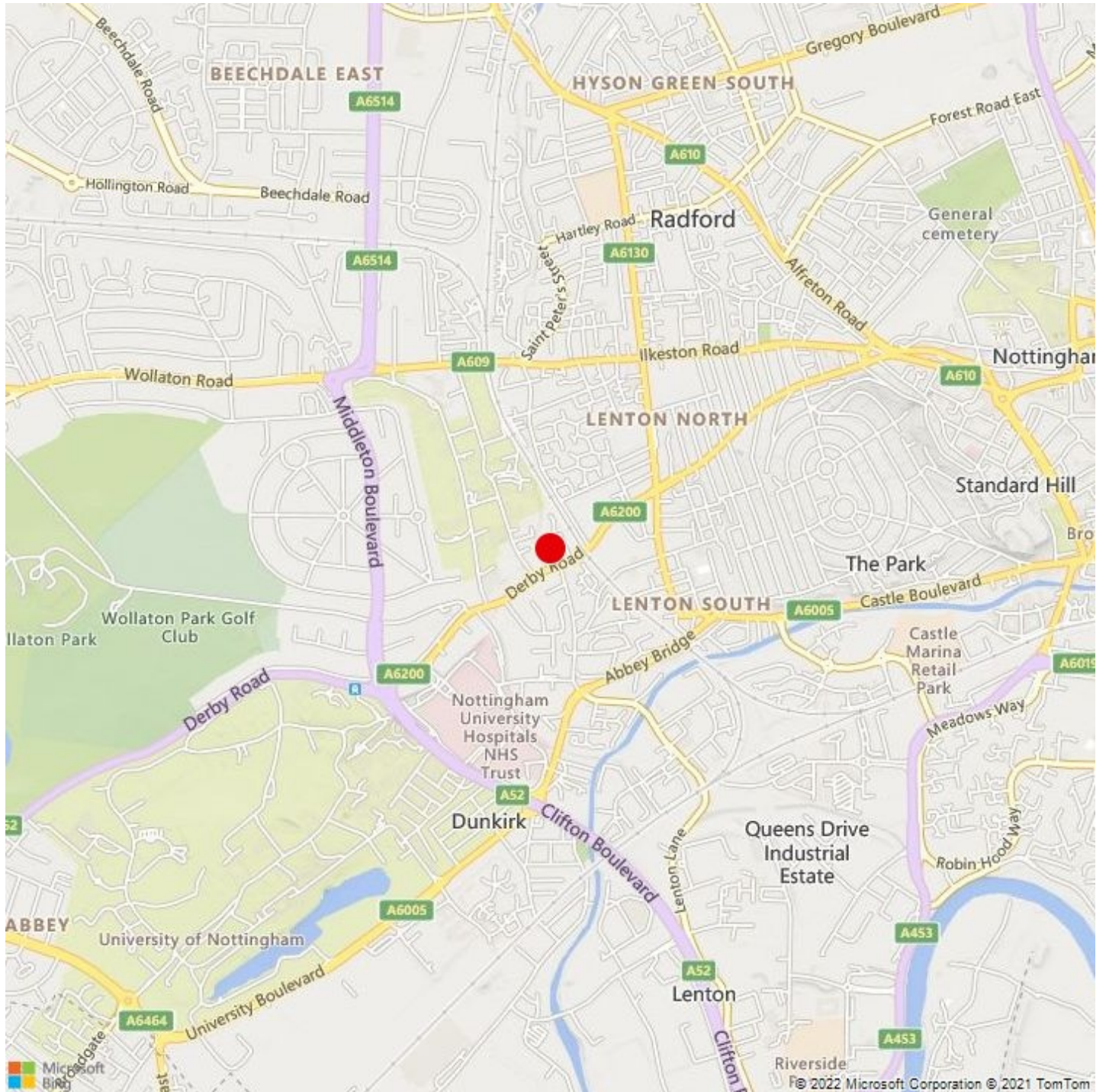
Box Property: 0115 784 4777

Date Produced: 23-Nov-2023









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