



Ground Floor Unit 2 Orchard Place, Nottingham Business Park, Nottingham, East Midlands NG8 6PX

Modern purpose-built offices

- ▶ **NIA: 6,483 sq ft (602.3 sq m)**
- ▶ **Excellent transport links within half a mile of M1, J26**
- ▶ **Established Business Park with supermarket, pub and hotel/gym on site**
- ▶ **Car parking for up to 30 vehicles**

For enquiries and viewings please contact:



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Location

The property is situated within the established Nottingham Business Park, a modern office campus situated on the north western fringe of Nottingham within 1 mile of Junction 26 of the M1 motorway.

Nottingham city centre is approximately 4.5 miles south east, accessed via the A610, one of the city's main arterial routes. There is a city centre bus route running through the Park in addition to a number of services along the A6002 (Woodhouse Way).

On-site facilities include Aldi supermarket, the Holly Tree Farm Pub/Restaurant and the 4 star Nottingham Belfry Hotel with facilities including a restaurant, spa, health club, conference and meeting rooms, in addition to 120 en suite bedrooms.

Description

The property comprises of the ground floor of a modern, purpose-built semi-detached office building.

The accommodation is currently configured to provide primarily open plan accommodation together with a number of partitioned offices and meeting rooms, benefiting from the following specification:- dedicated entrance foyer; suspended ceilings with inset LED lighting; raised access floors incorporating floor boxes; HVAC heating and cooling. There are kitchen facilities, a shower room and associated WC's available.

Externally, the ground floor benefits from 30 dedicated car parking spaces.

Accommodation

	Sq M	Sq Ft
Ground Floor	602.3	6,483
Total	602.3	6,483

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 the following uses: -

Class E (Commercial, Business and Services use), making the premises suitable for uses such as offices, clinics and health centre. The property may 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 on a sub-lease or by way of assignment with terms to be agreed between both parties. Alternatively, consideration may be given for a new lease for a term of years to be agreed. Further details are available from agent

Business Rates

From enquiries of the Valuation Office Agency (VOA) website we understand the property is assessed as a whole and would therefore require reassessment if incoming Tenants were to take on an individual floor. A guide is available from the Agents.

Rent

£92,500 per annum exclusive

Service Charge

A service charge will be levied to incoming Tenants, to cover the cost of maintaining the exterior and common parts of the premises. Additionally, an estate service charge will be payable in respect of the maintenance and upkeep of the Business Park together with the provision of overnight security. A guide is available from the agents upon request.

VAT

All sums quoted are exclusive of VAT if applicable.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

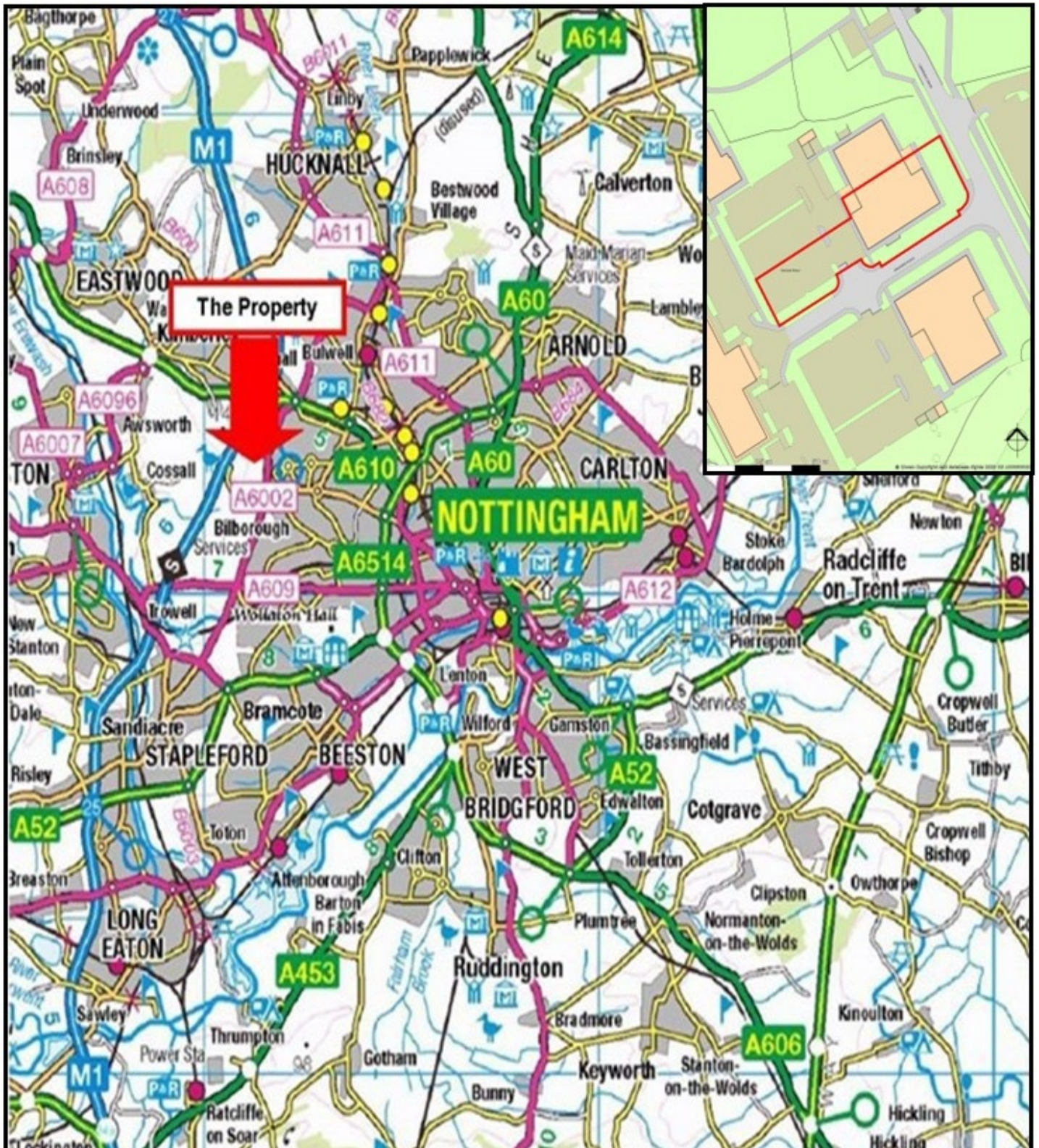
An EPC is available upon request.

Viewings

Viewings are by appointment with sole agents Innes England.

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