



**NBV Enterprise Centre (Serviced Offices), David Lane, Basford, Nottingham, Nottinghamshire NG6 0JU**

## **Serviced Offices**

- ▶ **High quality modern serviced offices**
- ▶ **Flexible terms and all inclusive rents**
- ▶ **For individuals or organisations**
- ▶ **Car parking available**

For enquiries and viewings please contact:



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### Location

The subject property is located 3 miles North West of Nottingham City Centre and is well served by public transport links, being close to David Lane tram stop as well as a number of local bus routes.

The property is situated in a prominent location on David Lane (B6004) within the locality of Old Basford, Nottingham. The property has good road links to the city centre along Nottingham Road (B682).

### Description

The property comprises a modern purpose built detached office building within a secure site. Offering a range of high quality accommodation, offices are available separately or combined and can be taken on flexible terms.

The eco-friendly building is designed to accommodate all the facilities a new and growing business needs. The property also benefits from a state of the art media centre to assist with businesses with their creative needs.

Car parking can be made available upon request.

### Accommodation

	Sq M	Sq Ft
<b>Total</b>	46.4	500

### 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 a shop, cafe, restaurant, office, clinics, health centre and day nurseries.

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

### Tenure

Flexible lease terms available. Utilities on an all-inclusive basis.

### Rent

Rent upon application.

### VAT

All sums quoted exclusive of VAT if applicable.

### Viewings

To be arranged through the agents Innes England.

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