

**Sir Colin Campbell Building  
Innovation Park  
Nottingham  
NG7 2TU**

# TO LET

- Flexible, high quality office accommodation
- A range of suites available from circa 323-1,722 sq ft (30-160 sq m) or a combination thereof
- Excellent meeting, conference and networking facilities
- On-site car parking available
- Leisure and retail amenities nearby
- Excellent public transport links



Internal specification / conference suite



Communal break out / meeting area



Campus communal areas



Impressive triple-height reception



Prestigious office building

## Location

The property forms part of the University of Nottingham's Innovation Park, which has witnessed significant development by the University over recent years. The Campus is situated on Triumph Road which runs between two of the city's main arterial routes, Derby Road (A6200) to the south and Ilkeston Road (A609) to the north, which both link the city centre to the ring road and in turn Junctions 24, 25 and 26 of the M1 motorway.

The premises lie approximately 1.5 miles west of Nottingham City Centre, providing ready access to further retail and leisure amenities. Good public transport links also serve the Campus with regular bus services running directly along Triumph Road and the recently extended NET tram network (nearest stop on Lenton Lane) serving the city centre and surrounding areas.

Nottingham Railway Station located circa 2 miles east, accessible by the tram and bus, provides frequent services to London St Pancras (journey time 1 hour 40 minutes) as well as connections to local towns and cities such as Loughborough, Leicester and Derby.

There are various on-campus leisure and retail facilities such as a gym, outdoor tennis courts, playing field, Starbucks café, hotel accommodation and conference facilities amongst others.

## Description

The Sir Colin Campbell Building is of cutting-edge design, winning the East Midlands Constructing Excellence Award (2009) amongst numerous others. The property is of three-storey concrete framed construction, situated on both the eastern and western sides of Triumph Road, connected at second floor level by a steel link bridge.

Internally the building includes an impressive triple-height reception area, providing access to over 34,000 sq ft of office, event, exhibition and teaching space with generous break out/informal meeting space in the bridge link between the east and west wings.

The offices have been designed with flexibility and can provide a combination of open plan or cellular space as required, benefiting from the following:

- Raised accessible floors incorporating floor boxes for power and data
- Suspended strip lighting

- Plaster painted walls
- High-tech heating and cooling system
- Communal kitchen facilities
- Shower facilities on the first floor
- A range of shared meeting / conference room facilities for 100+ delegates

The accommodation includes associated WC's and passenger lifts which serve all floors.

## Car Parking

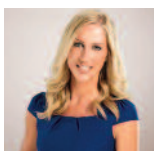
Annual staff parking permits are available for the adjoining car park. The annual fee includes the Workplace Parking Levy.

Separate car parks are also available for use by day visitors on a pay and display basis. Further details are available from the Agents upon request.

## Accommodation

A range of suites are available from c.323-1,722 sq ft (30-160 sq m) or a combination thereof. The agents can provide further information on current availability.

(Measurements are quoted on a Net Internal Area basis, in accordance with the RICS Code of Measuring Practice, 6th Edition).



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**0115 924 3243**

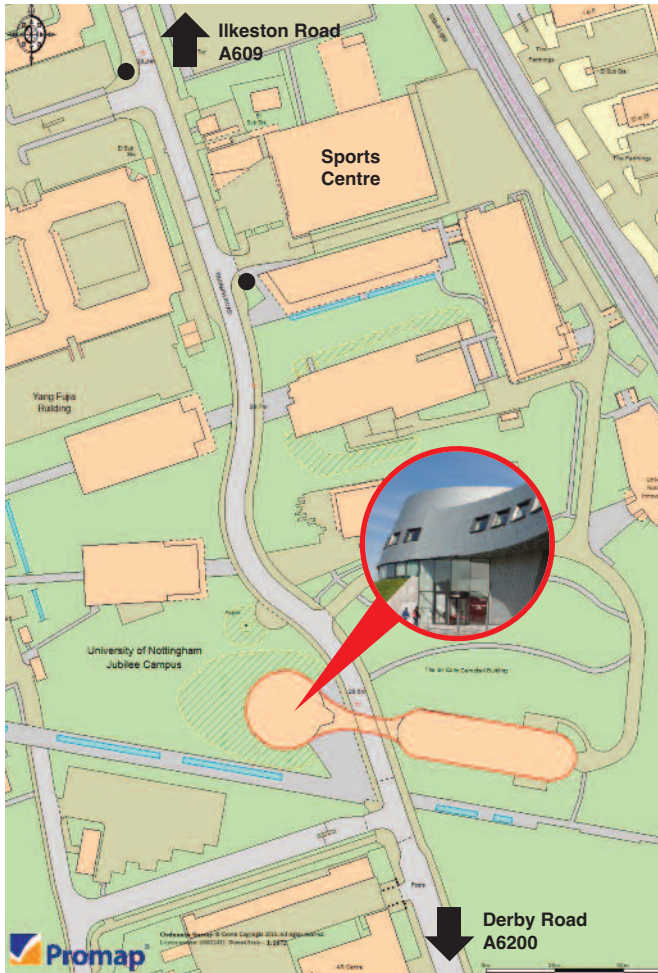
**[www.innes-england.com](http://www.innes-england.com)**

## Terms

The suites are available on a lease or license basis on flexible terms to be agreed.

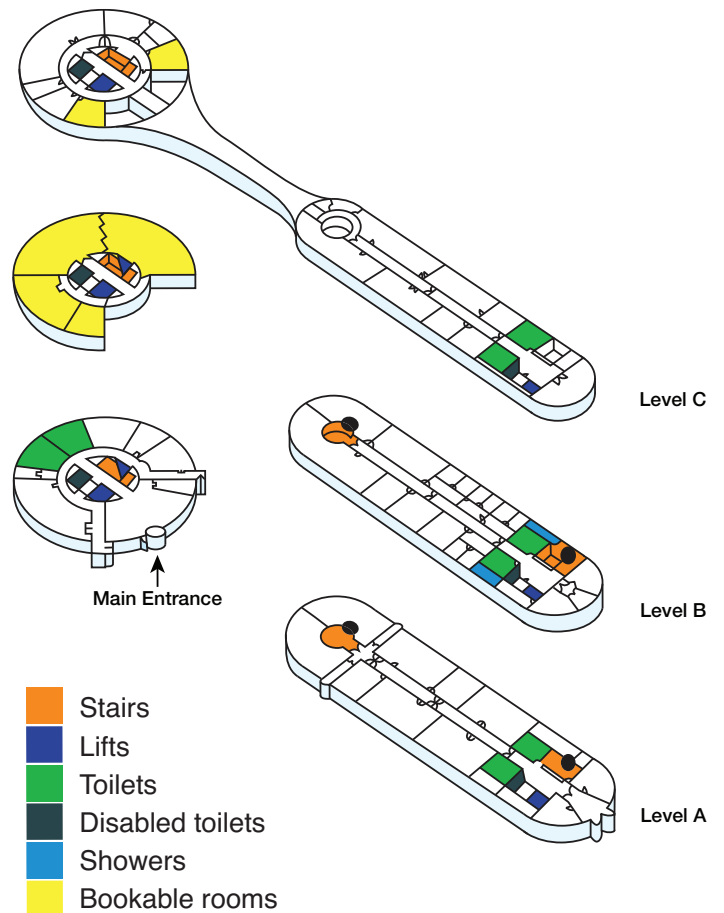
## Rent

Upon application. The rent will be inclusive of service charges, business rates and utilities.

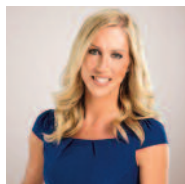


● Public bus stop

## Floor Plans



All enquiries / viewing requests to:



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M: 07967 680964

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## Planning

From enquiries of Nottingham City Council Planning Department, we understand the property has an existing planning permission for Class B1 (Business) use of the Town & Country Planning (Use Classes) Order 1987.

## Value Added Tax

All sums quoted exclusive of VAT if applicable.

## Energy Performance

The property has an EPC Rating C-58

## Legal Costs

Each party will be responsible for their legal costs incurred in the transaction.

## Viewing

By appointment with the sole agents:

**Craig Straw**

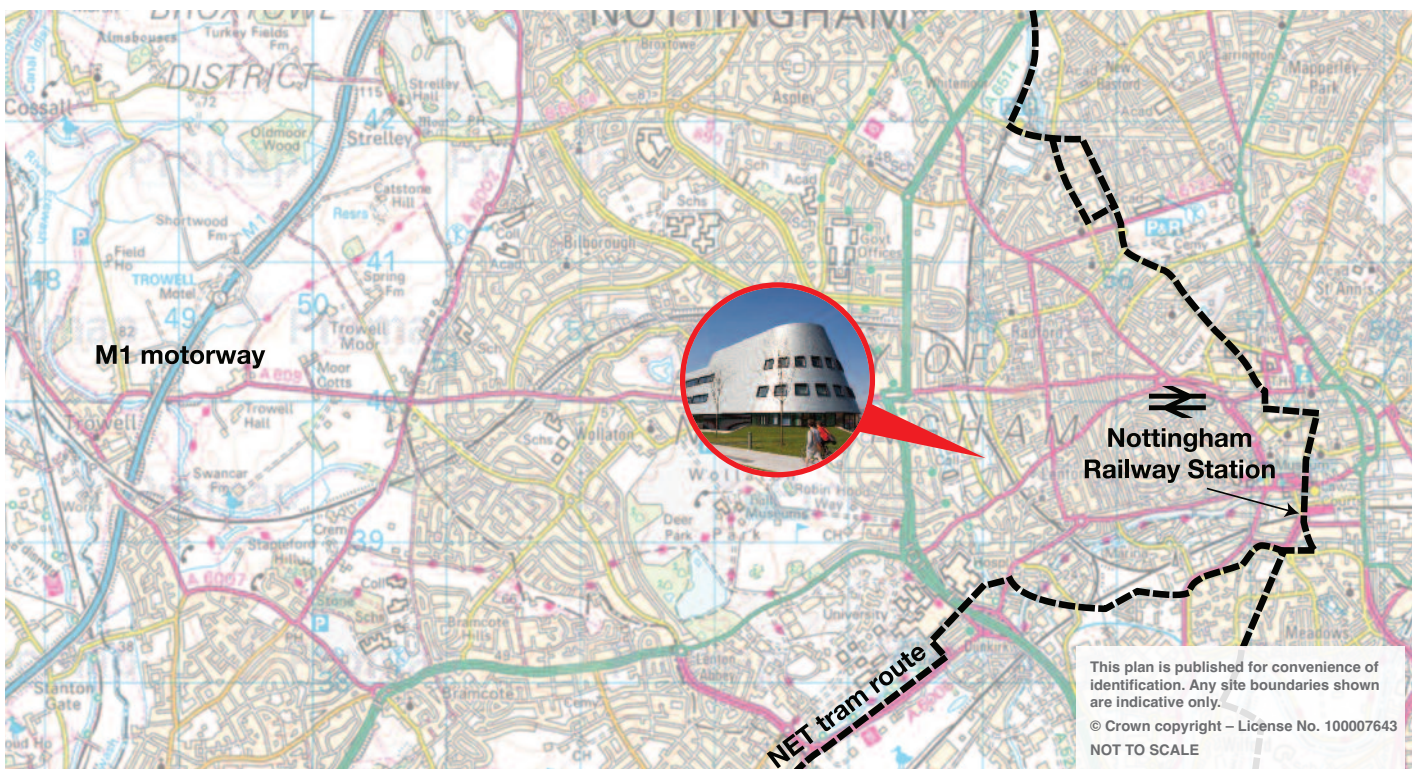
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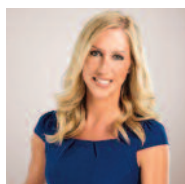
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- (iv) all rentals and prices are quoted exclusive of VAT.

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