

# TO LET

## TWO STOREY OFFICES

- 2,242 sq.ft (208.28 sq.m) NIA
- High quality accommodation
- Situated in a well-established Nottingham Business Park
- Easy access to M1 motorway
- Parking for 9 vehicles
- Immediately available



Unit G4, Ash Tree Court, Nottingham Business Park  
Nottingham, NG8 6PY



LOCATION / SITUATION

Nottingham Business Park is one of Nottingham’s most successful out-of-town office locations benefitting from excellent road communications, located approximately 5 miles to the west of Nottingham City Centre just off the A6002, less than half a mile from Junction 26 of the M1 motorway.

The subject property is situated towards the northern edge of the Business Park, on Ash Tree Court which is an attractive courtyard development of two storey office buildings.

ACCOMMODATION

We understand the property has the following approximate Net Internal Floor Areas:-

Ground Floor	1,085 sq.ft.	100.77 sq.m.
First Floor	1,157 sq.ft.	107.52 sq.m.
TOTAL NIA	2,242 sq.ft.	208.29 sq.m.

DESCRIPTION

A mid-terrace two storey self-contained office building, which forms part of a modern courtyard of similar buildings, constructed of steel portal frame with brick and block elevations inclusive of double-glazed aluminium framed windows and surmounted by a mono-pitched sheet roof.

The property provides a ground floor lobby/waiting area with both male and female wcs, which leads into a combination of open plan and partitioned office accommodation and a kitchen/canteen.

The first floor comprises further open plan accommodation together with two partitioned offices. Access to the first floor is via a staircase from the lobby.

The property benefits from carpet flooring, painted plaster walls, low level perimeter trunking, suspended ceilings and heating/cooling units.

Externally, there is a shared bin store together with 9 car parking spaces.





## TERMS/RENT

The property is available immediately by way of a new full repairing and insuring lease, subject to a service charge, for a term of years to be agreed at a quoting rent of **£30,000 per annum exclusive**.

## EPC

An EPC has been commissioned for the property.

## RATEABLE VALUE

We understand the property has a Rateable Value of **£25,250**. Interested parties are advised to make their own enquiries with the relevant rating authority with regard to rates payable.

## LEGAL COSTS / VAT

Each party to be responsible for their own legal costs.

VAT is applicable at the prevailing rate.

## FURTHER INFORMATION



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### Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.