

MODERN OFFICE SPACE TO LET

4 MEADOWBANK WAY

Eastwood, Nottingham, NG16 3SB



Key Highlights

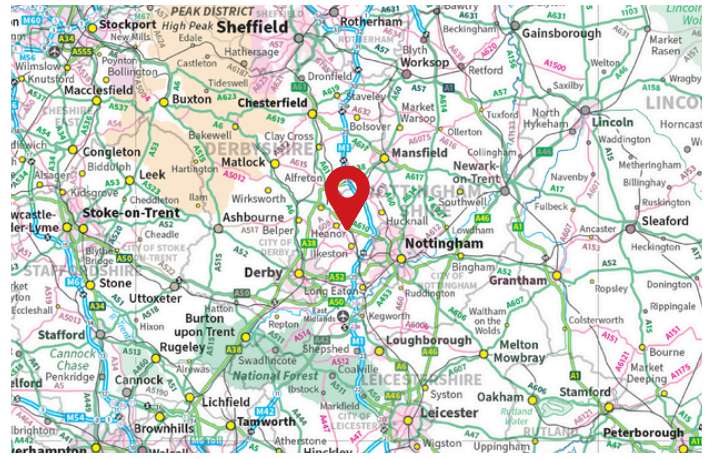
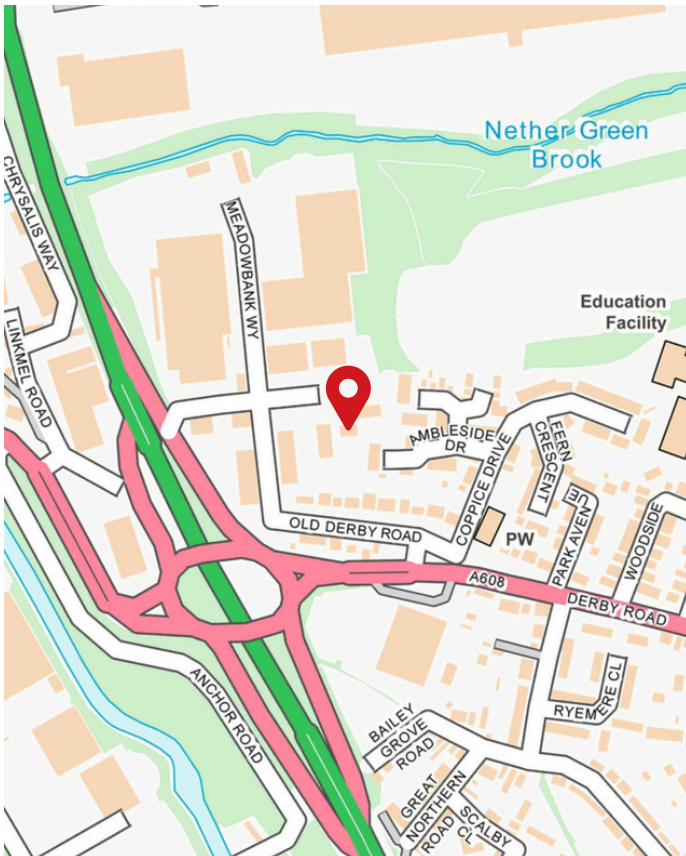
- Modern detached office building arranged over two floors extending to approximately 3,181 sq ft (NIA).
- 15 dedicated car parking spaces.
- Fitted to a good specification.
- Excellent business park location adjacent to the A610, 4 miles west of J26 of the M1.

SAVILLS NOTTINGHAM
Cubo, Standard Court, Park Row,
Nottingham, NG1 6GN

+44 (0) 115 934 8050

[savills.co.uk](https://www.savills.co.uk)

savills



LOCATION

The property is located within the Meadowbank Way employment park which is accessed off the A610 approximately 4 miles West of Junction 26 of the M1. Meadowbank Way is home to a mixture of office and warehouse occupiers, the adjacent office buildings being occupied by HSP Consulting Engineers, MP Skills, Wilmott Group and E H Caswell. Neighbouring business occupiers on the estate also include Royal Mail, Greene King and Warburtons Bakery.

DESCRIPTION

The property comprises a detached 1980s built two storey office building constructed of brick elevations under a pitched tiled roof located within the courtyard with three similar buildings.

Internally the offices are currently configured to provide a combination of open plan office accommodation and cellular office suites suitable for private meeting or board rooms. The specification includes carpet finishes, plaster emulsioned walls with ceiling mounted LED lighting and perimeter trunking.

Externally, the property benefits from 15 dedicated car parking spaces.

ACCOMMODATION

Measured in accordance with the RICS code of measuring practice (6th edition) on a net internal basis and for guidance purposes only.

FLOOR AREA	SQ FT	SQ M
Ground Floor	1,571	145.82
First Floor	1,611	149.75
TOTAL	3,181	295.57

SAVILLS NOTTINGHAM
Cubo, Standard Court, Park Row,
Nottingham, NG1 6GN

+44 (0) 115 934 8050

savills.co.uk

savills



TENURE

The offices are available by way of new flexible lease terms to be agreed.

RENT

£30,000 per annum exclusive.

BUSINESS RATES

Rateable Value (April 2023) £32,000.

Rates Payable (2025/2026) £15,968 excluding any transitional or other relief.

EPC

74 C.

VAT

VAT is payable in addition to the quoted rent.

LEGAL COSTS

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

VIEWINGS AND FURTHER INFORMATION

Strictly by appointment only with the Sole Agent, Savills.



CONTACTS

For further information please contact:

Ian Muxlow

imuxlow@savills.com
+44 (0) 7967 555584

Zach Wood

zach.wood@savills.com
+44 (0) 7812 447057

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Designed and produced by Savills Marketing: 020 7499 8644 | 12.12.2025

