



SAT NAV REF:

FIRST FLOOR ARNOLD MARKET PLACE NG5 6ND

AMP ENTERPRISE CENTRE – FINAL UNITS

- Exciting landmark business hub in the heart of Arnold Town Centre
- Ground floor entrance, intercom and maglocks with lift and stairs to final 2 office suites plus shared shower, meeting room and kitchen area.
- **Unit 1 – 57 sq m (614 sq ft) – 3 car spaces- £7,200 pax + service charge**
- **Unit 3 - 43 sq m (468 sq ft) – 2 car spaces - £5,200 pax + service charge**
- Secure yard parking with 2 accessible spaces & 1 EV point.
- **TO LET ON NEW LEASES TERMS TO BE AGREED**

TEL: **0115 986 3555****RICS**the mark of
property
professionalism
worldwide

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- K. Where any reference is made to planning permissions or potential uses such information is given in good faith. Purchasers/tenants should, however, make their enquiries into such matters prior to purchase/letting.
- L. All prices, rentals and service charges are quoted exclusive of VAT and interested parties are asked to take independent advice.

LOCATION

This development of the former Market Place provides for a landmark two storey scheme in the heart of Arnold Town Centre. The property is close to the Hallam's Lane/King George V 55 space Pay & Display car park. This is available Monday to Saturday 9am to 3pm with the first two hours free or £3 all day.

In addition, there is a secure gated parking area off Hallam's Lane with parking spaces for the remaining first-floor suites and 2 shared accessible spaces and 1 shared EV charging point (Electricity usage re-charged to the suites). The yard also provides space for cycles.

There is a shared internal bin area to ground floor rear adjacent Unit 7.

The scheme is adjacent to Arnold Methodist Church with other occupiers in close proximity including Greggs, Costa Coffee and Nottingham Building Society.

The AMP scheme provides 7 ground floor units including Cleos Coffee Shop, Post Office, General Foot Care, Cat Dog, Cleos Delicatessen and Taste First Wine Shop/Tasting.

DESCRIPTION

This scheme originally designed by Maber Associates has been undertaken by Gedling Borough Council and the main contractors GF Tomlinson with the internal fit out by Lindum.

The property provides high quality, energy efficient, space aimed at enterprising start-up businesses and independent occupiers.

There is a self-contained entrance off Hallam's Lane with aluminium powder coated glazed entrance and double doors (Maglocks and Intercom access for each suite). This leads to the 5-person 400 kg Aritco lift and stairs to first floor lobby with informal meeting space with sofas.

There is a vestibule with secure door access (Maglocks and intercom for each suite) with accessible WC and additional WC off. There is access to shared Meeting room with board table and chairs.

There is a Kitchen/Break out area with table and chairs. There is a lobby and corridor serving the 4 office suites. At the far end a further accessible WC and WC plus shower room are provided.

The suites are carpeted, with suspended ceilings and LED lighting with mechanical ventilation, heating/cooling by air handling units with individual controls per suite. There is a Solis unit and part solar panel (PV) coverage to roof providing for more cost-effective electricity costs. There are ample floor boxes with sockets and data points to each suite.

ACCOMMODATION

FF Unit 1 – 57 sq m (614 sq ft) – 3 spaces

FF Unit 2 – LET ROADRUNNERS DESPATCH

FF Unit 3 – 43 sq m (468 sq ft) – 2 spaces

FF Unit 4 – LET BREAKING GROUND

Communal Space

Meeting Room – 11.4 sq m (123 sq ft)

Kitchen/Break Out – 15.0 sqm (162 sq ft)

Yard

Car Parking as above and shared 2 accessible spaces and 1 EV charging point space.

LEASES

The premises are available to let by way of new internal repairing and insuring leases, plus service charge, contracted out of the 1954 Landlord & Tenant Act.

RENTALS

FF Unit 1 – £7,200 pax (£600 PCM)

FF Unit 3 – £5,200 pax (£433 PCM)

The rentals to be **paid monthly on advance by Standing Order.**

FURNISHINGS

The communal kitchen and meeting area are partially fitted with appliances and furnished for communal use.

The office suites are unfurnished to give flexibility on layout and desking arrangements. The potential was for 4 desks on the smaller suite and up to 10 desks on the larger.

SERVICE CHARGE

There will be an additional service charge for the refuse, running, cleaning, maintenance and upkeep of the premises and communal areas. This would **include electricity**, water rates, lift servicing/maintenance, window cleaning, fire alarm testing/servicing, building insurance, cleaning communal areas and parking.

This is **estimated at £11.00 sq ft** and would be billed monthly or quarterly in advance with balancing charge/refund at the service charge year end.

This **excludes** Business Rates and any telecom/broadband/internet charges which each occupier is responsible for.

RATING ASSESSMENTS

The Business Rates will be assessed for each unit upon completion.

The first floor excluding Unit 4 is £25,750 RV based on 258 sq m at £99.75 sq m. For example Unit 4 was assessed at an RV of £8,100 for 82 sq m also on £99.75 sq m. Based on the above, as a guide only Unit 1 would show an RV of £5,700 and Unit 3 an RV £4,300. Both units individually will be below the £12,000 RV threshold and should be free for qualifying occupiers. Interested parties should take their own advice in relation to the Rating situation.

PLANNING

The landlords are looking for a range of complementary professional office, design/creative and independent start-up businesses covering a wide range of uses under the E Classification which was introduced September 2020.

Interested parties can make further enquiries with the Local Planning Authority in respect of their proposed use and Gedling Borough Council Planning Department (telephone: 0115 901 3901).

Neither New West Ltd nor the landlords offer any warranty in respect of the Planning Permissions, Building Regulations or Statutory Consents.

LEGAL FEES

Eash tenant to pay £400 plus VAT towards the landlords' legal costs incurred in the transaction.

VAT

We understand that the landlords will charge VAT in respect of the rental, insurance rental and service charge. The position regarding VAT is always reserved.

Interested parties are asked to take independent advice.

COMMERCIAL ENERGY PERFORMANCE CERTIFICATES

The first floor has been assessed as **B35 to October 2034**. Copies of the EPC Certificate and Recommendations Report are available upon request.

MONEY LAUNDERING POLICY

In accordance with Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful tenant.

VIEWING

Strictly by appointment through the sole agents: **New West, 17 The Triangle, NG2 Business Park, Nottingham, NG2 1AE. Telephone: 0115 986 3555 Philip Westin-Hardy 07771 754384 Email: philip@newwest.co.uk**

PNW/211012.25







GROUND FLOOR LOBBY



SUITE FOUR BREAKING GROUND CONSTRUCTION



KEYPAD AND INTERCOM ACCESS



LIFT AND STAIRS



FIRST FLOOR LOBBY



COMMUNAL KITCHEN



SUITE TWO LET ROADRUNNERS DESPATCH



FIRST FLOOR CORRIDOR



AIR HANDLING UNITS



SUITE ONE



COMMUNAL MEETING ROOM



SUITE ONE



SUITE ONE



SUITE ONE



SUITE THREE



SUITE THREE



SUITE THREE



REAR SECURE PARKING



SUITE THREE



EV CHARGING POINT

Energy performance certificate (EPC)

AMP First Floor
Market Place
Arnold
Nottingham
NG5 6ND

Energy rating

B

Valid until: 14 October 2034

Certificate number: 9171-0405-9584-6771-7198

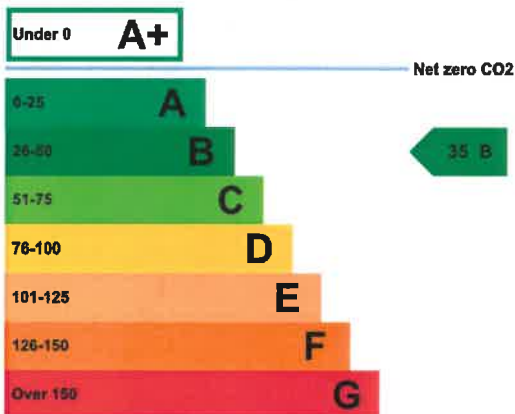
Property type	B1 Offices and Workshop businesses
Total floor area	382 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

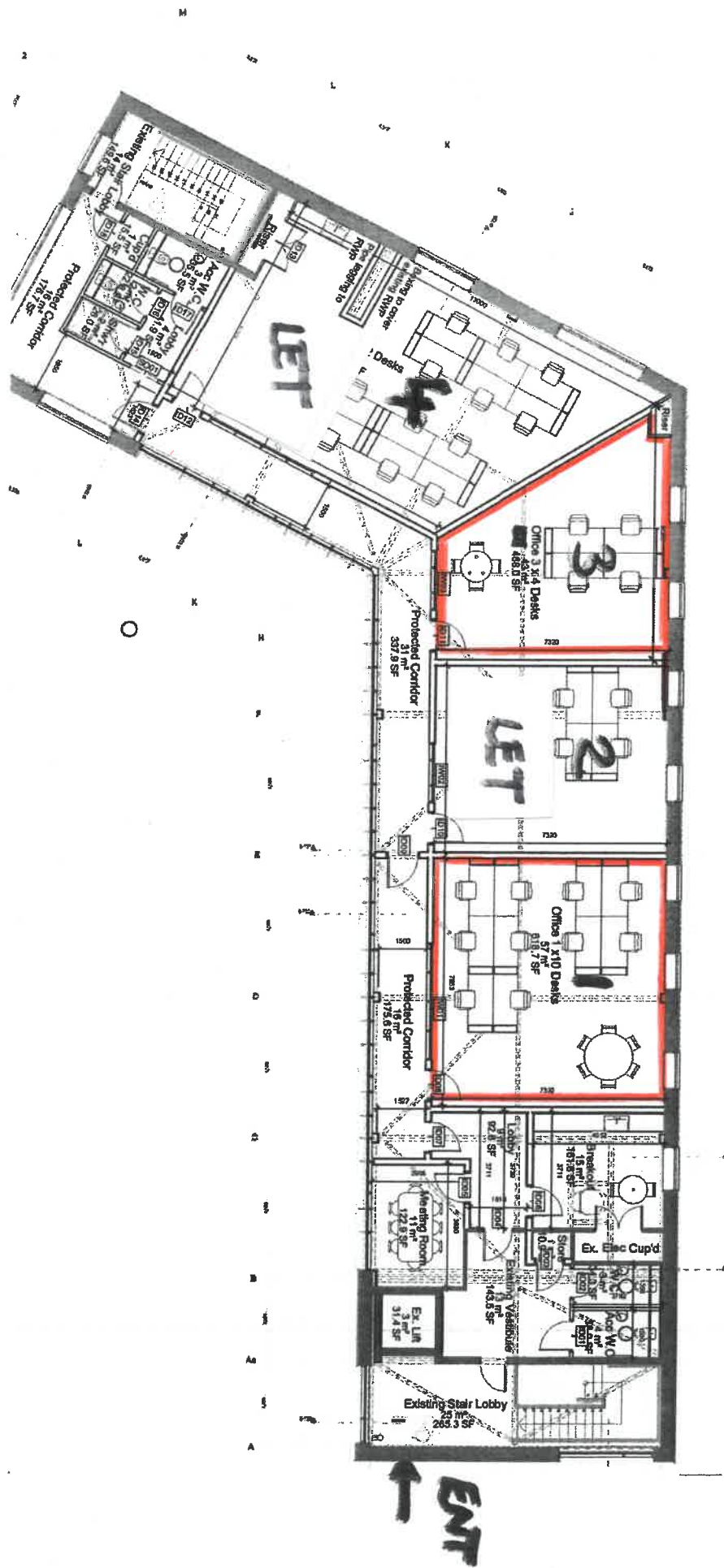
If newly built

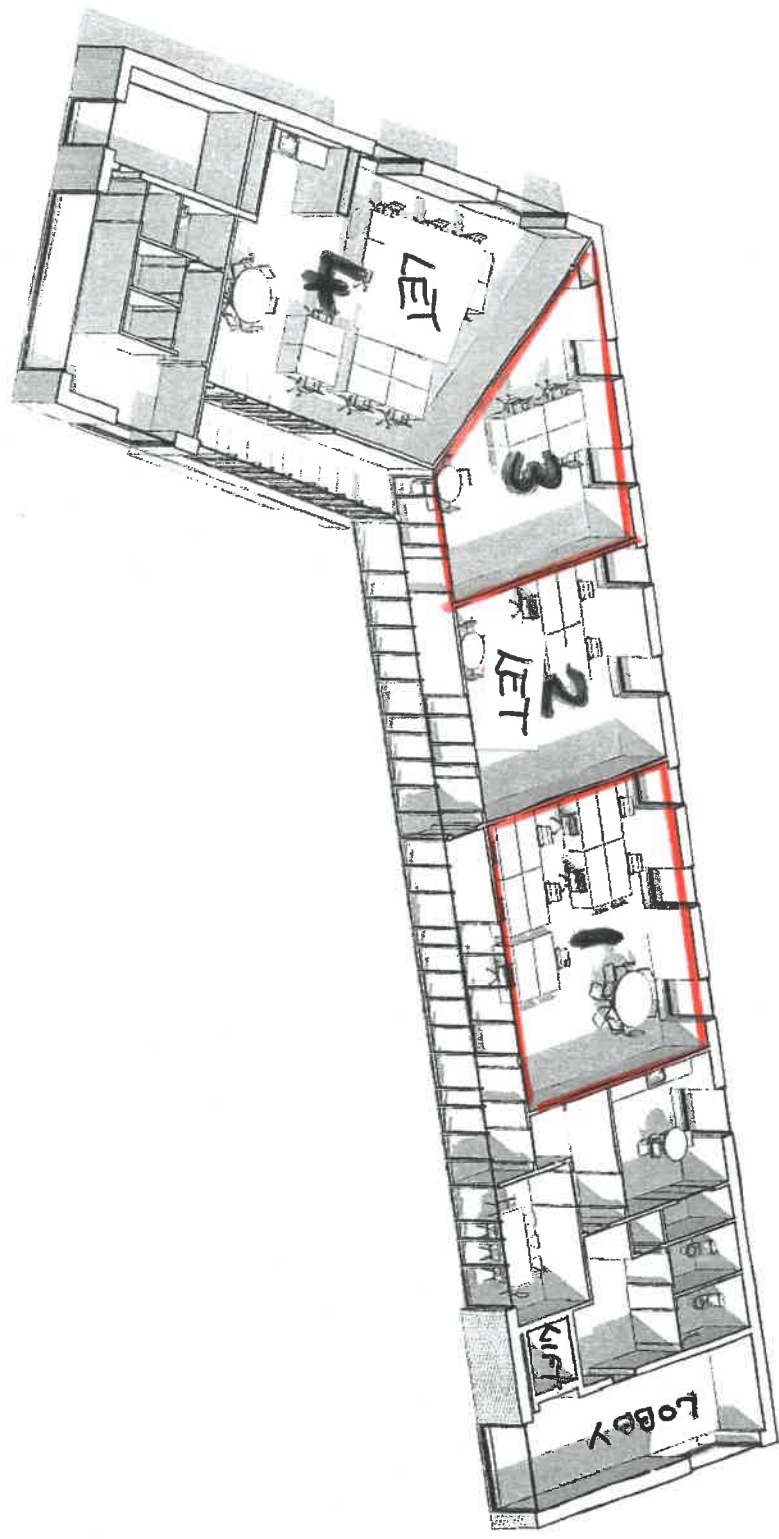
35 B

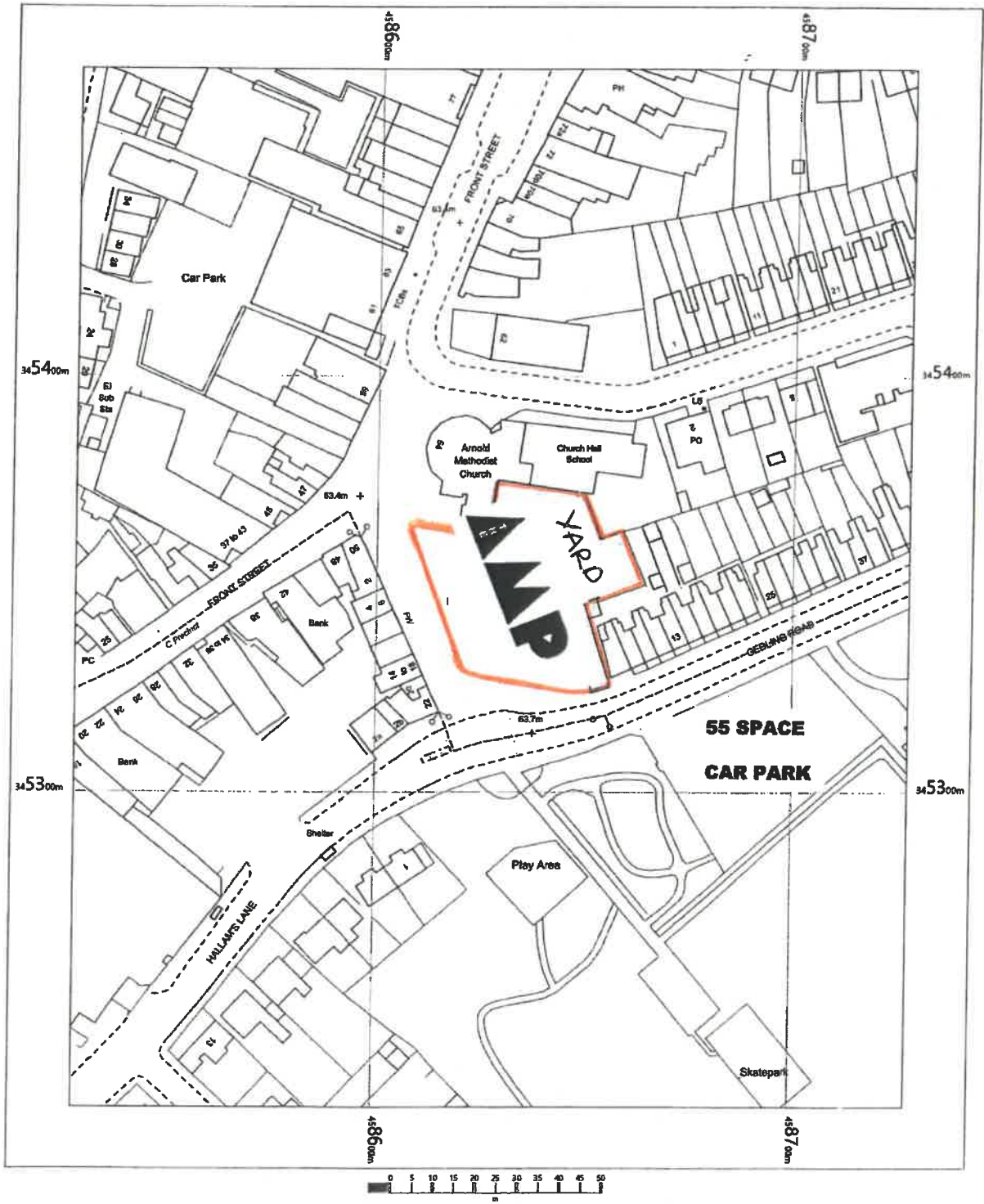
If typical of the existing stock

103 E

THE AMP, FIRST FLOOR, ARNOLD NG5 6ND - OFFICE LAYOUT 4 SUITES







OS MasterMap 1250/2500/10000 scale
 Monday, May 4, 2020, ID: JEW-00874750
 maps.johnewright.com

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