

# UNIT 'A', TENNYSON HALL,

FOREST ROAD WEST, NOTTINGHAM NG7 4EP

Characterful offices within self-contained car park

**319 sq m (3,434 sq ft)**

## TO LET

- Popular location
- 5 car parking spaces
- Secure car park
- Good quality offices
- Close to City Centre
- Suitable for a variety of uses (s.t.p.)
- Characterful building
- Available now
- Well presented



**£1,375 pcm**



NG Chartered Surveyors

Unit 8 | Wheatcroft Business Park | Landmere Lane | Edwalton | Nottingham | NG12 4DG





## LOCATION

The property is located close to the City Centre between The Arboretum, Radford and Forest Fields areas of Nottingham. The property offers swift access to the Valley Road dual carriageway, as well as the A60.

## DESCRIPTION

The subject property comprises ground floor offices set within a characterful building. The property is secured by an electric gate which leads into a car park with 5 demised car parking spaces, alongside additional visitor car parking.

Internally, the property consists of a mixture of open plan and cellular accommodation with high ceilings and large windows for natural daylight. The specification is good, to include a suspended ceiling with recessed Cat II lighting and part air conditioning.

## ACCOMMODATION

The property has the following approximate net internal floor areas, measured in accordance with the RICS Code of Measuring Practice:-

Accommodation	sq m	sq ft
Ground floor offices (net)	319	3,434
Plant room/storage (gross)	52	560

## SERVICES

All mains services are evident within the property, but we can provide no warranty with regard to the capacity or connectivity.

## EPC

A copy of the EPC is available upon request. For further details, please contact the sole marketing agents.

## TOWN & COUNTRY PLANNING

The property has an established use for offices within Class E (Commercial Business & Services) of the Town & Country Planning (Use Classes) Order 2020.

The premises would be suitable for alternative uses, and interested parties should carry out their own due diligence with the Local Authority in respect of planning.

## BUSINESS RATES

The business rates attributable to this unit will require re-assessment upon occupation. Please contact the sole marketing agents for further details.

## TENURE

We are able to offer the property by way of an assignment or under-lease until August 2023.

Longer term leases may be available; please contact the sole marketing agents to discuss your specific leasing requirements.

## RENT

**£16,500 per annum exclusive.**

Rent is payable quarterly in advance on the usual Quarter Days by Bankers Standing Order.

## SERVICE CHARGE

A nominal service charge is levied to cover the upkeep and maintenance of the common parts of Tennyson Hall.

For further details, please contact the sole marketing agents.

## VAT

VAT is applicable at the prevailing rate.

## CONTRACT FEE

The ingoing tenant will be required to contribute £1,000 plus VAT towards the legal and professional fees incurred in setting up the tenancy and completing the contract pack.

## SUBJECT TO CONTRACT

Viewing by prior appointment only

Ellis Cullen

0115 989 7092  
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