

1 Alder Court | Rennie Hogg Road | Nottingham | NG2 1RX

## Modern self contained office premises available with substantial car parking provision

**392m<sup>2</sup> to 796m<sup>2</sup>**  
(4,221ft<sup>2</sup> to 8,576ft<sup>2</sup>)

Can be  
refurbished

- Headquarter style office building
- Available as a whole or on a floor by floor basis
- Designated car parking for 30 vehicles
- Air conditioning system, LED lighting and lift access
- Close to A52 Ring Road, A453, A610 and Junctions 24/25 of the M1 Motorway



**TO LET/MAY SELL**



Location



Gallery



Video



Contact



## Location

The property is situated on Riverside Business Park on Rennie Hogg Road close to the A52 Ring Road which onwardly provides excellent access to the A453/A610 and Junctions 24/25 of the M1 Motorway.

Additionally, the property benefits from excellent public transport links with a Park & Ride facility in close proximity at the Riverside Retail Park. Nottingham City Centre is approximately only 1 mile away to the east.

## Description

The property comprises a modern, headquarter style self contained office building of excellent quality with the specification in brief providing:

- Two floors or predominantly open plan accommodation
- Passenger lift access
- Air conditioning system
- Suspended ceilings with inset LED lighting
- WC facilities
- Kitchen and canteen facility
- Designated car parking for 30 vehicles

## Service Charge

A service charge will be levied to cover the costs of the parts of the estate used in common. Further information can be found by way of the agents.





## Floor Areas

We understand from measurements taken on site that the property has the following Net Internal Areas:

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	392	4,221
First Floor	404	4,355
<b>Total:</b>	<b>796</b>	<b>8,576</b>

(This information is given for guidance purposes only)

## Rent

The property is available either as a whole or on a floor by floor basis and we are quoting the following rents:

Floor	Rent per annum
Ground Floor	£44,500
First Floor	£45,500
Ground & First Floor	£90,000

## Price

Alternatively our client would consider a sale of the entire building with interested parties urged to contact the agent for further information on quoting price.

## VAT

It is understood that VAT is applicable to the rent and service charge due.

SAT NAV: NG2 1RX



## Business Rates

We understand from enquiries of the Valuation Office Agency that the property is rates as follows:

**Rateable Value: £78,500**  
**Rates Payable: £39,171.50**

(This information is given for guidance purposes only and prospective tenants/purchasers are advised to make their own enquires of the Local Authority)

## EPC

We understand the property has an EPC Rating of C.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

**Thomas Szymkiw**  
07896 035805  
thomas@fhp.co.uk

**Mark Tomlinson**  
07917 576254  
mark@fhp.co.uk

Or contact our joint agents Musson Liggins on 0115 9415241.



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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.