

MUSSON LIGGINS

Open Retail
SOLUTIONS

NOTTINGHAM

10 EDISON VILLAGE

£210,000

118.26 sq m (1,273 sq ft)

FOR SALE

Self Contained Office Unit
Investment Sale

10 Edison Village
University Boulevard
Nottingham
NG7 2RF

0115 941 5241

jack@mussonliggins.co.uk

mussonliggins.co.uk

GENERAL DESCRIPTION

The subject property comprises a tenanted two-storey office building.

FEATURES

- ▶ 7.61% YIELD
- ▶ DESIGNATED PARKING
- ▶ FULLY TENANTED
- ▶ GOOD QUALITY OFFICE ACCOMMODATION



10 Edison Village
University Boulevard
Nottingham
NG7 2RF



LOCATION

The subject property is situated within Edison Village off University Boulevard, positioned close to the University of Nottingham's main campus and the Queen's Medical Centre.

University Boulevard provides direct access to a range of local amenities and established commercial, educational and research facilities. The surrounding area comprises a mix of modern office, laboratory and innovation-led uses, with residential neighbourhoods also located nearby.

The property is well served by public transport, with tram stops along the Nottingham Express Transit (NET) line located within a short walking distance, providing regular services to Nottingham city centre and surrounding districts. Several bus routes also operate along University Boulevard.

The site benefits from strong road connections, with the A52 (Clifton Boulevard) situated close by, linking to Nottingham city centre and the wider county. Junctions 24 and 25 of the M1 Motorway lie a short drive to the south-west, offering access to the regional and national road network.

DESCRIPTION

The subject property comprises a two-storey, self-contained office unit positioned within Edison Village, a modern campus-style development of 11 self-contained office buildings off University Boulevard.

The accommodation provides good quality office space with dedicated car parking, together with access to additional shared parking across the wider site. The surrounding area is a well-established commercial and educational hub, situated close to the University of Nottingham and the Queen's Medical Centre.

The property is currently let and producing £16,000 per annum. The lease commenced on the 13th July 2022 and expires on 12th July 2027.

10 Edison Village	Sq M	Sq Ft
Net Internal Area	118.26	1,273



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PRICE

£210,000 (Two Hundred and Ten Thousand Pounds)

BUSINESS RATES

Rateable Value: **£12,250**

INCOME

The premises are let by way of a 5-year lease which commenced on 13th July 2022 at a rent of £16,000 per annum.

TENURE

The Long Leasehold Interest is from 13 June 1989 to 3 July 2113 at a peppercorn rent Subject to the occupational tenancy.

SERVICE CHARGE

A service charge is payable for the maintenance and security of the site at £165 per calendar month.

EPC (ENERGY PERFORMANCE CERTIFICATES)

A copy of the existing building's Energy Performance Certificate can be obtained from the Agents

SERVICES

We understand that electricity and water are connected to the premises however we recommend that interested parties contact the relevant service providers to confirm this.

VAT

Prices are quoted exclusive of Value Added Tax (VAT).

LEGAL COSTS

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

VIEWING

Strictly by prior appointment with the Sole Agents Musson Liggins Ltd.

CONTACT

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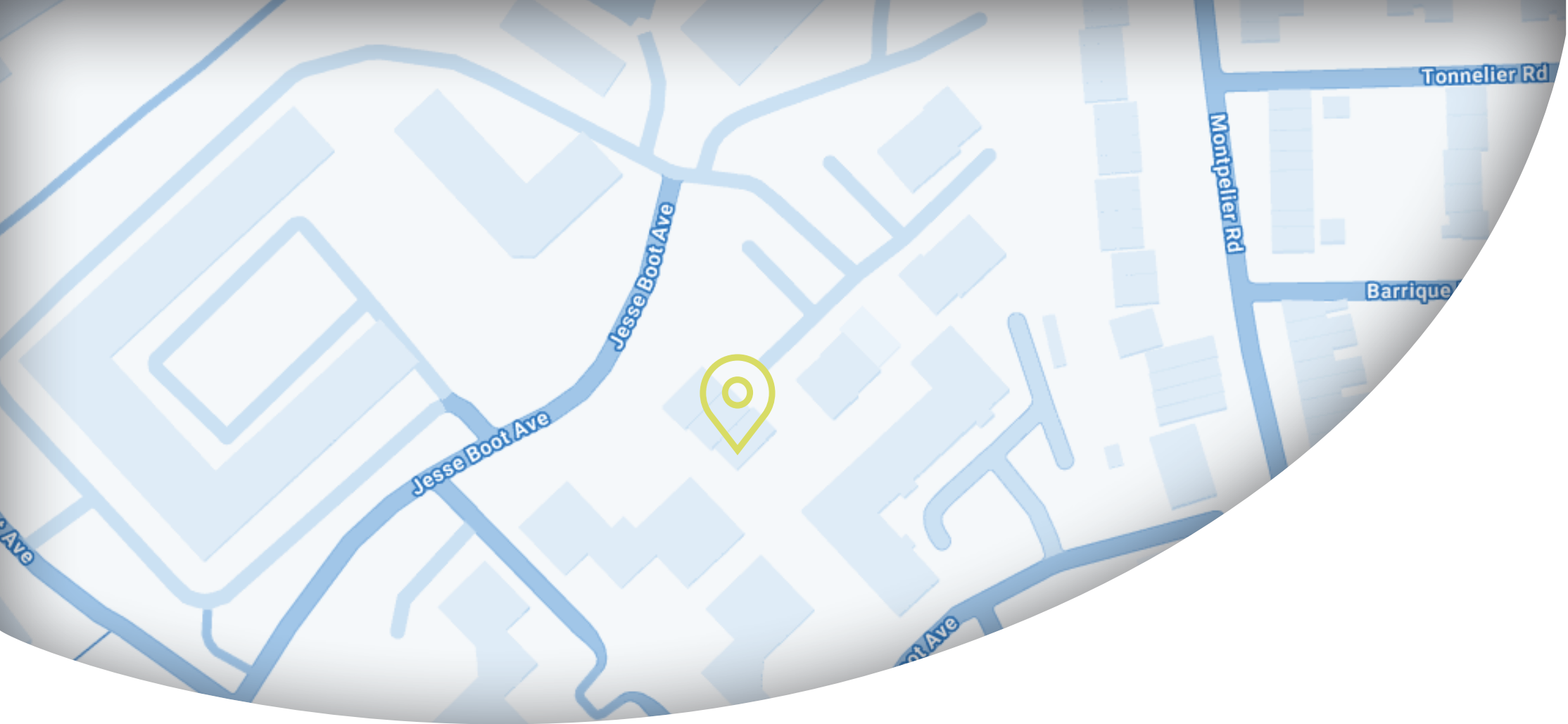
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MISREPRESENTATION

While every effort has been made to ensure that these particulars provide a true and fair summary of the development, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this development. To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the development that liability is excluded to the extent permitted by law from time to time.

MUSSON LIGGINS



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At Musson Liggins we aim to deliver a personal and professional service you can trust, with clear, practical advice and guidance.

Property services we offer include; Sales and Lettings of Commercial and Investment Properties, Acquisition and Property Investment Advice, Red Book Valuations, Rent Reviews, Lease Renewals, Landlord and Tenant Advice.

If you would like to discuss any property related matter, do not hesitate to contact our friendly and professional team.



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ASSOCIATE DIRECTOR



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