

MUSSON LIGGINS

4

2

NOTTINGHAM

UNIT 2

POPLARS COURT

£250,000

128.14 sq m (1,380 sq ft)

FOR SALE

Self Contained Offices
Investment

Unit 2,
Poplars Court,
Lenton,
Nottingham,
NG7 2RR

 **0115 941 5241**

 **william@mussonliggins.co.uk**

 **mussonliggins.co.uk**

GENERAL DESCRIPTION

The subject property comprise a two storey self contained office space with W/C facilities, finished to a modern standard.

FEATURES

- ▶ OPEN PLAN LAYOUT
- ▶ KITCHENETTE AND W/C FACILITIES
- ▶ PARKING AVAILABLE
- ▶ RENTAL INCOME: £19,950



Unit 2,
Poplars Court,
Lenton,
Nottingham,
NG7 2RR



LOCATION

The subject property is located within Poplars Court, a modern development off Lenton Lane, close to the Nottingham Ring Road and Queen's Medical Centre. Nottingham City Centre lies approximately 2 miles to the north-east, accessible via Castle Boulevard (A6005) or Derby Road (A6200).

The A52 (Clifton Boulevard) is around 0.5 miles to the south-west, providing access to Junction 25 of the M1 (approx. 6.8 miles away) and Junction 24A via the A453 (approx. 9.5 miles away).

The NET Tram system runs adjacent to the site, with the development positioned between the Willow Road and Gregory Street stops on the Toton Lane-Hucknall Line, offering links via Nottingham Station to other parts of the network.

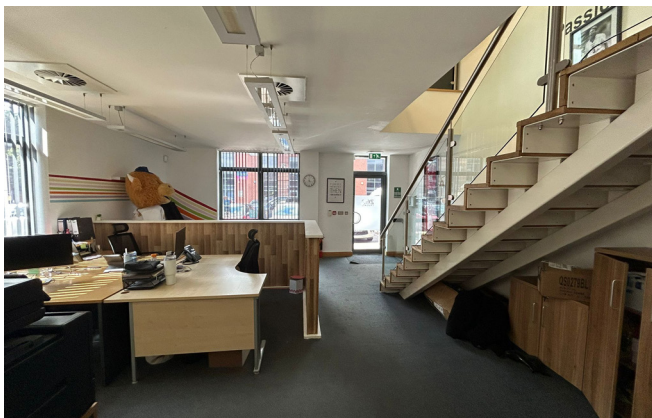
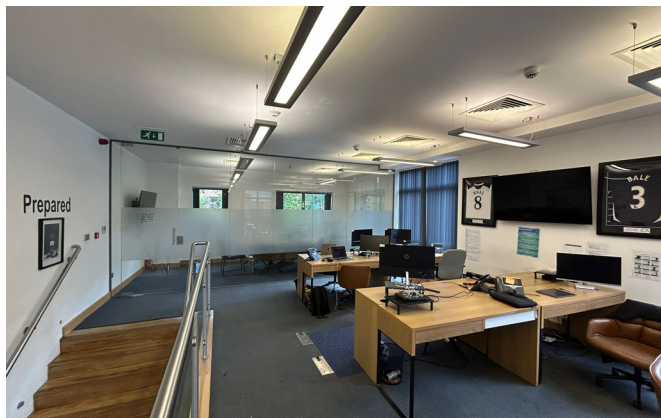
DESCRIPTION

The subject property comprises a two-storey, self-contained mid-terrace office building forming part of a modern courtyard development. The building is of high-quality construction and specification, providing a mix of open-plan and cellular office accommodation.

Internally, the property benefits from a ground floor reception area, fitted meeting rooms on both floors, WC and kitchenette facilities, and a combination of vinyl and carpet tile flooring. The space is finished to a modern standard, incorporating plastered and painted walls, LED lighting, air conditioning, and glass partitioning throughout.

Additional features include perimeter trunking with Category 5 cabling, and the property is situated within a securely fenced and gated site. Parking is available within the development, with allocation to be confirmed.

Unit 2 Poplars Court	sq m	sq ft
GF Offices and Kitchenette	63.43	683
1F Offices	64.71	697
Total Accommodation	128.14	1,380



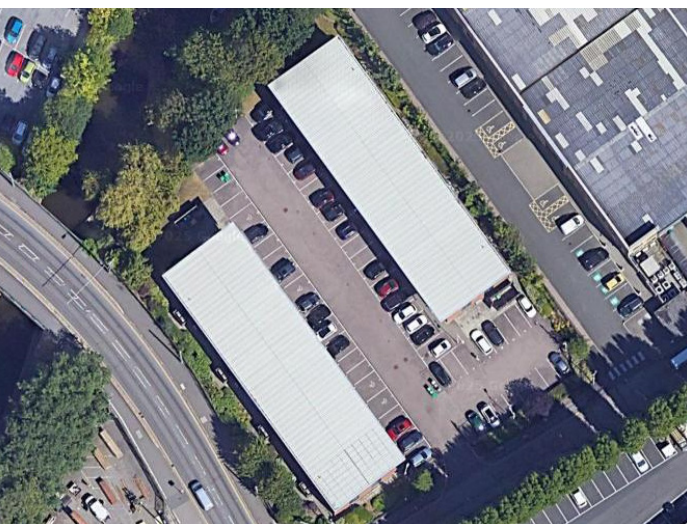
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BUSINESS RATES

Ratable Value: **£15,000**

For further information on Rates Payable and Small Business Rates Relief contact Nottingham City Council.

PLANNING

Interested parties should satisfy themselves that the use of the building is sufficient to their purposes.

For further information, please contact Nottingham City Council.

EPC (ENERGY PERFORMANCE CERTIFICATES)

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

TENURE/INCOME

The office is let by way of a 5-year lease at a rent of £19,950 per annum from August 2023 with a rent review in August 2026.

More information is available from the agents.

TERMS

The premises are available to purchase subject to the occupational tenancy.

PRICE

£250,000 (Two Hundred and Fifty Thousand Pounds)

SERVICES

We understand that mains electricity, water and drainage 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

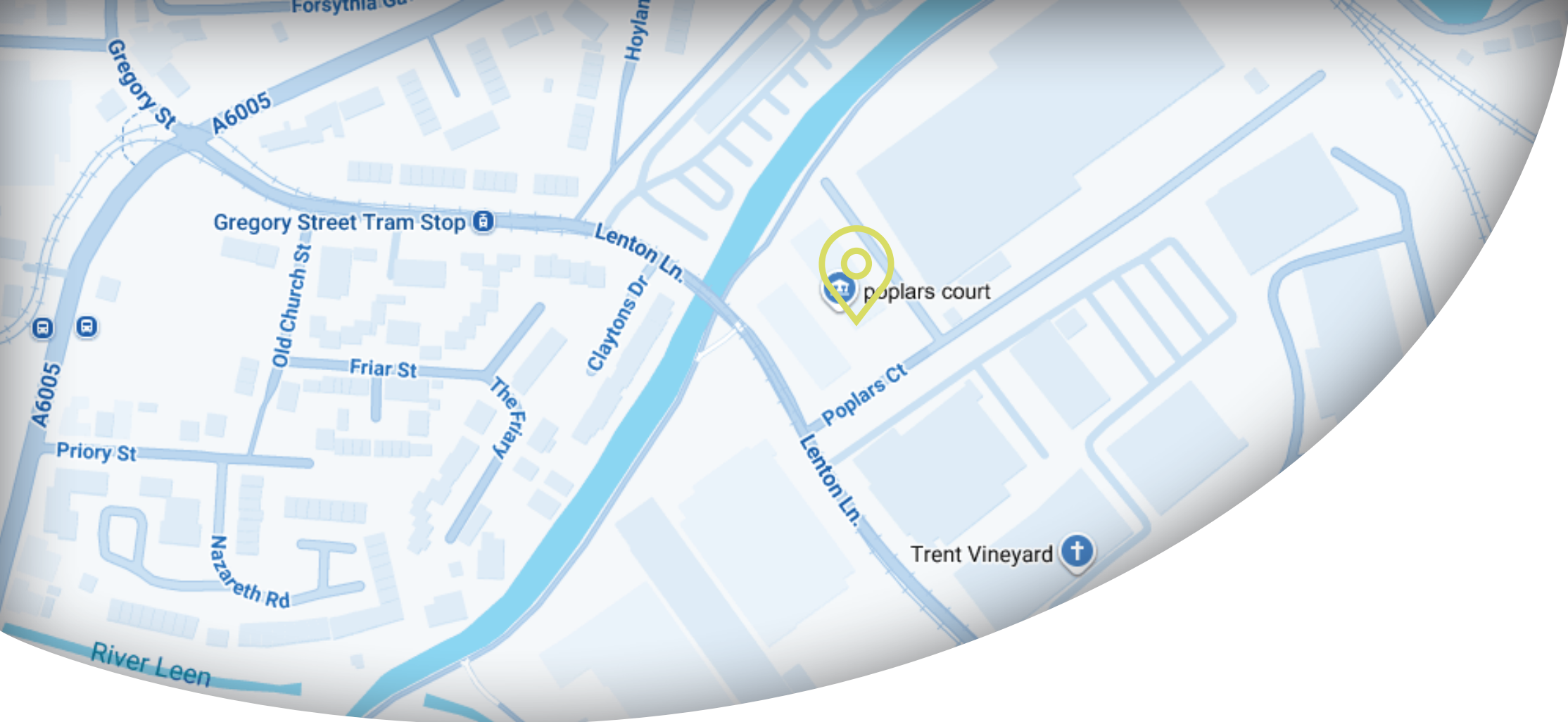
Each party will be responsible for their own legal costs incurred in this transaction.

VIEWING

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

CONTACT

Will Cowley
william@mussonliggins.co.uk



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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Beeston, Nottingham NG9 2PA



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TENANT ADVICE**

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.



WILL COWLEY
APPRENTICE SURVEYOR



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