

Rent!

Well Presented Self-Contained Office Premises in Popular Location

125 sq m (1,354 sq ft)

- Modern open plan offices
- Popular business park close to the outer ring road and NET Tram service
- Four on site car parking spaces
- Offices can be split on a floor by floor basis
- Suitable for alternative uses (STP)

£18,000 Per Annum



Location

The property is situated within a well-developed Business Park at Park Lane, Basford, situated approximately four miles north of Nottingham city centre.

The location offers excellent access to both the city centre, ring road system, and in turn J26 of the M1 motorway. The nearby Hucknall Road also offers a convenient route north to J27 of the M1.

Park Lane is accessed off Hucknall Road and Arnold Road. The Basford NET tram stop is a short walk away, as are regular bus routes.

The Property

The property comprises a self-contained office building set across the ground and first floor. The internal specification is as follows:-

- Electric heating
- Fitted carpets
- Air conditioning
- Suspended ceiling incorporating Cat II lighting
- Wall mounted internet connectivity
- Allocated WC's (ground and first floor)
- Intruder and fire alarm systems
- Intercom

The property is also available on a floor by floor basis.

Externally there will be four allocated car parking spaces with further unrestricted parking available on Park Lane.

Accommodation

	SQ M	SQ FT
Ground Floor:	59.2	637
First Floor:	66.6	717
TOTAL:	125.8	1,354

Terms

The property is available to rent on a new FRI lease for a term of years to be agreed.

Rent

The property is available as a whole at a rent of £18,000 per annum.

The property is available on a floor by floor basis at a rent of:-

£10,000 per annum per floor

Service Charge

A service charge will be payable for the shared running costs of the building. Costs include, but are not limited to:-

- Electricity
- Water
- Building Maintenance and Upkeep
- General Building Compliance and Security (Fire alarm maintenance etc).
- Upkeep and maintenance of the Business Park
- Buildings Insurance

The estimated yearly Service Charge is **£6,125** (per annum per floor).

Business Rates

The rateable value for the offices as a whole is:-

£12,000

The rates would be required to be reassessed should the offices be split on a floor by floor basis.

Qualifying occupiers are expected to be able to claim business rates relief, please contact the local council for further guidance.

Planning

The property has planning for:-

E: (Commercial Business & Service) Offices

The property is suitable for alternative uses, subject to obtaining the necessary planning consent.

VAT

VAT is applicable to the rent and service charge.

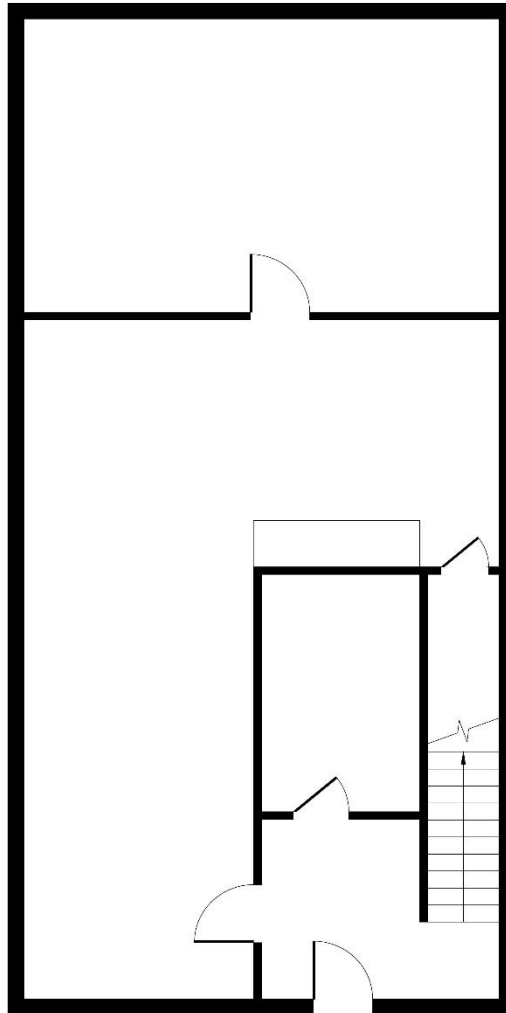
EPC

An EPC has been commissioned.

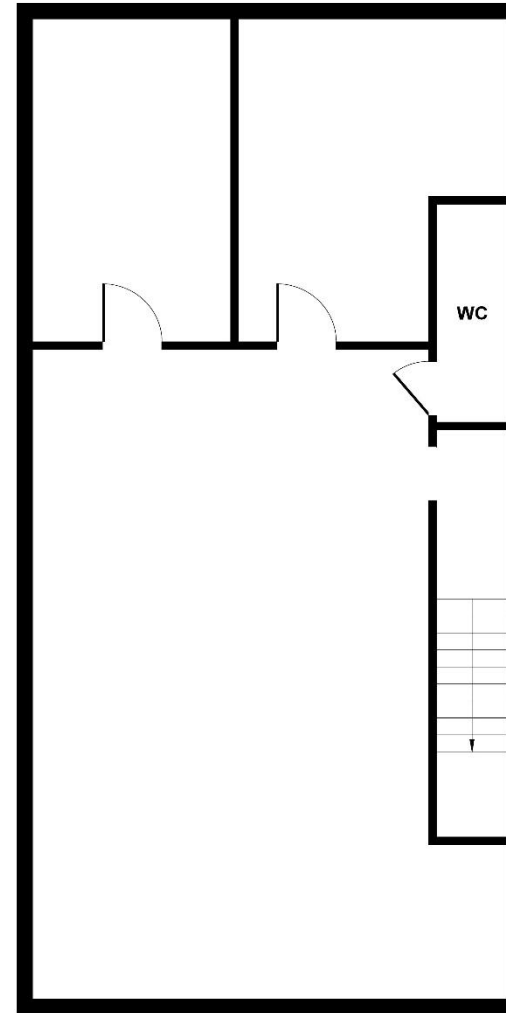
Rent

£18,000 Per Annum

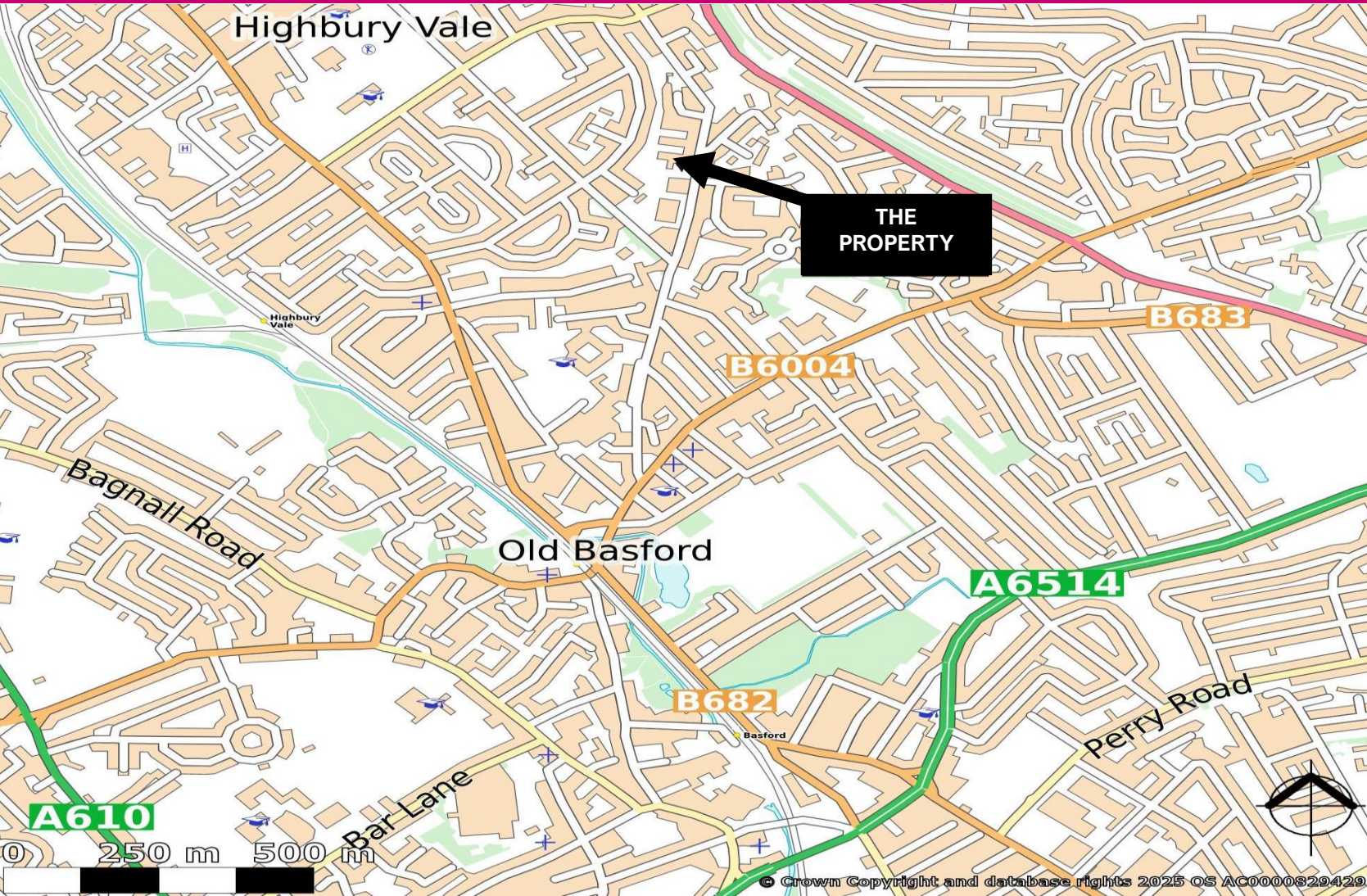




Ground Floor



First Floor



For further information or
to arrange a viewing
please contact:-

Nick Witek-Morgan
07384 896 501
nmorgan@heb.co.uk

Misrepresentation Act:

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