



# 18 | The Triangle

NG2 Business Park | Nottingham | NG2 1AE

Self-contained first floor office  
in a prestigious location

**189 sq m (2,000 sq ft)**

- Modern comfort cooling system
- Full raised access floors
- New lease available
- 6 secure parking spaces
- To be handed over fully refurbished

TO LET

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## Location

The premises are situated on the successful NG2 Business Park near Nottingham City Centre.

NG2 Business Park is home to a number of high quality occupiers including Pentland Group, Specsavers and Staffline. The location benefits from excellent public transport links including regular bus services, the nearby park & ride scheme and the Mainline Nottingham Railway Station, all of which are close by to the NET Phase 2 Tram Line, connecting the scheme to the city centre and beyond.

A variety of amenities are available in the close vicinity, including Sainsbury's supermarket on the Castle Marina Retail Park, where occupiers also include DFS and Costa. Castle Marina also provides The Premier Inn hotel.

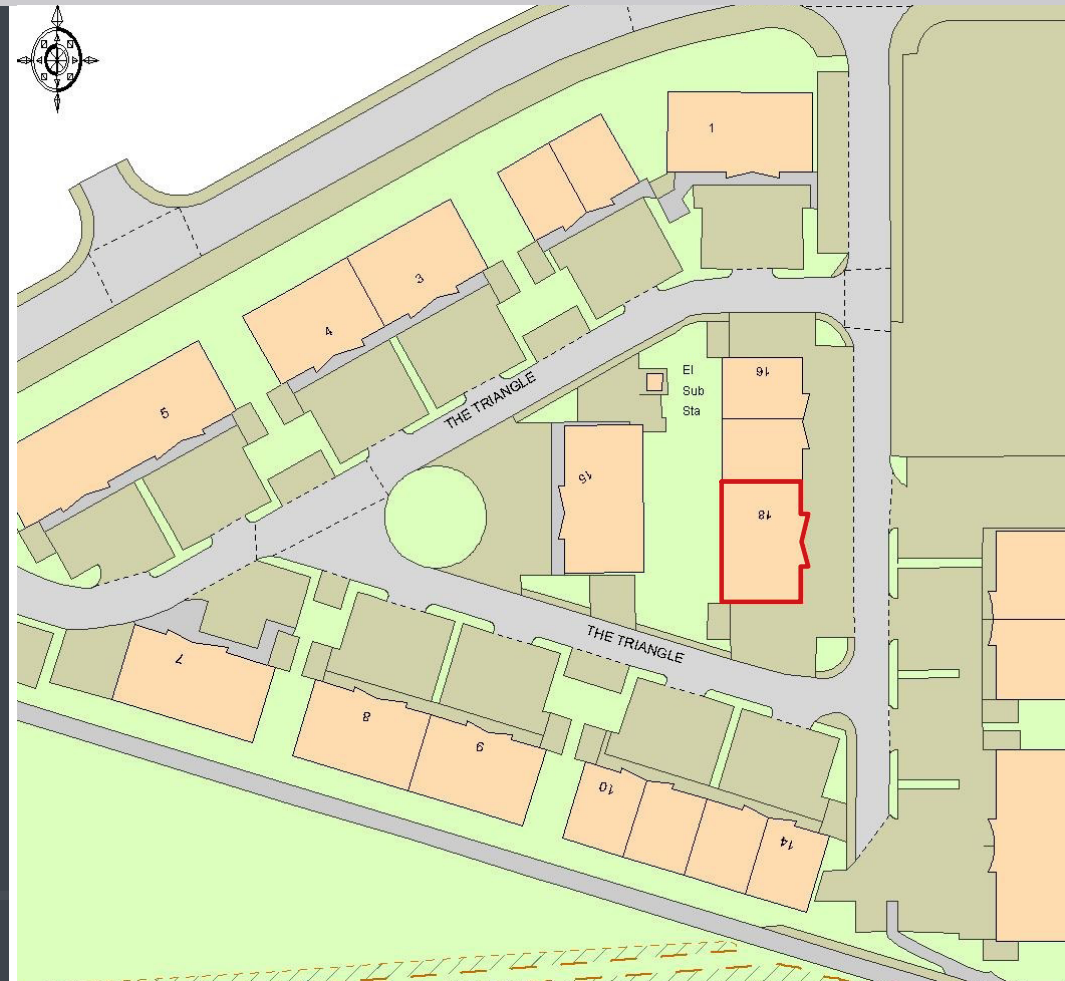
## The Suite

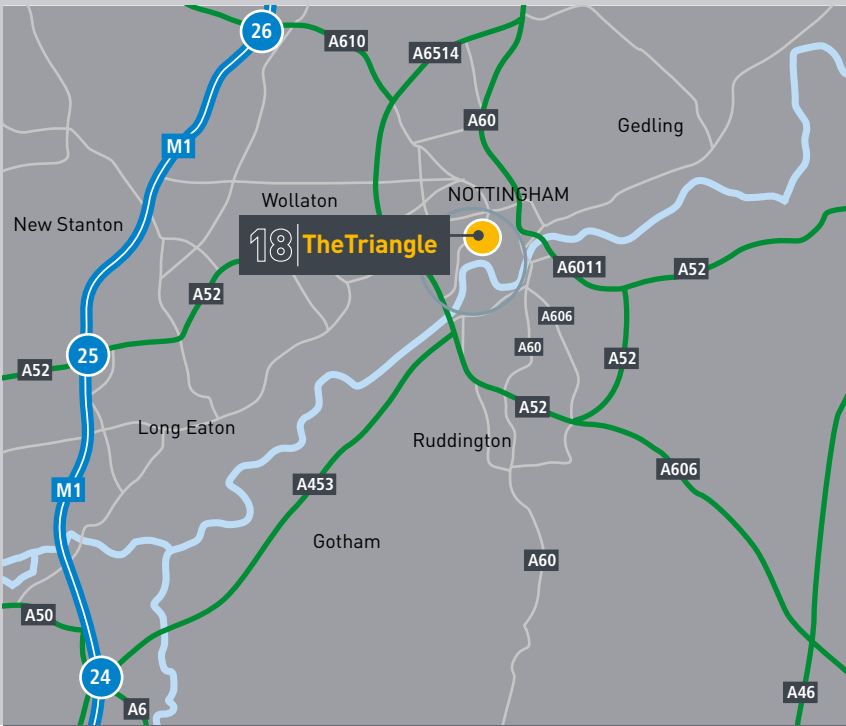
The property comprises a pavilion-style two storey semi-detached office building, providing open plan office accommodation at first floor level. The suite specification incorporates all of the features one would expect to find within a modern office. Key aspects include passenger lift, open plan floor space, with 150mm full raised access floors, exclusive use of male and female toilets, solar controlled glazing, comfort cooling and kitchen facilities. The suite offers 6 secure car parking spaces, equating to 1 per 333 sq ft.

## Accommodation

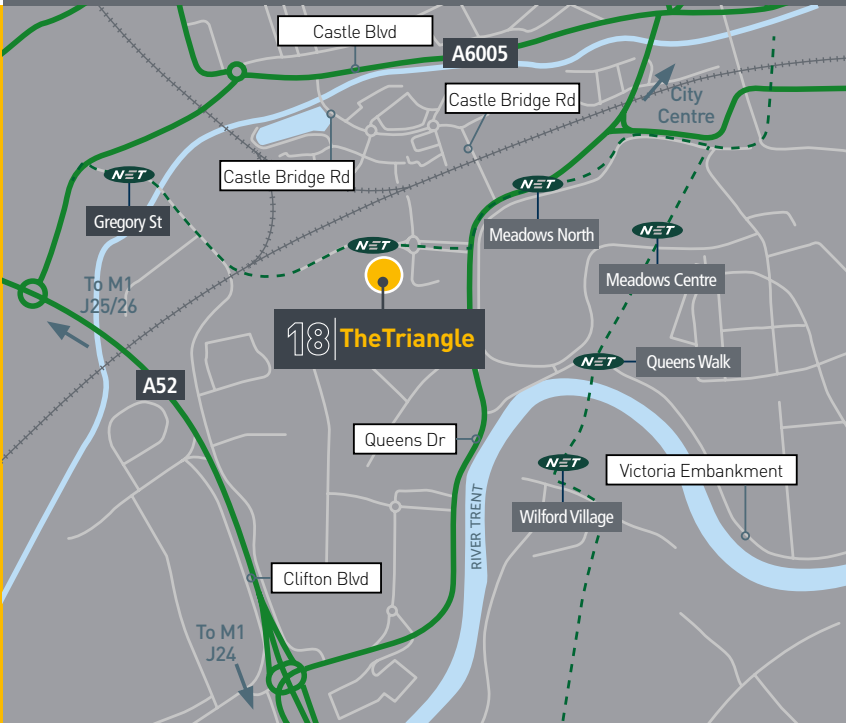
The premises provide the following areas, on a net internal basis, in accordance with the RICS Code of Measuring Practice.

- 189 sq m ( 2,000 sq ft)
- 6 secure parking spaces





SAT NAV: NG2 1AE



## Town & Country Planning

The property has an established consent for use as offices falling within Class E (commercial, business and services) of the Town & Country Planning (Use Classes) Order 2020.

## Rates

**Local Authority:** Nottingham City Council  
**Rateable Value:** £27,000

## Terms

The suite is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

## Rent

The commencing rent will be £36,000 per annum exclusive. Rent is payable quarterly in advance on the usual quarter days.

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## Service Charge

The costs incurred in the upkeep and maintenance of common areas and services, and a contribution to the cost of maintaining the estate, are recharged to the tenant in due proportion.

## VAT

VAT will be charged at the prevailing rate on all rent and service charge outgoings

## EPC

A copy is available upon request, the property has a rating of 70 within Band C.



Property Misdescriptions Act: 1. Statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agents, the Vendor or Lessor. They are made subject to contract and form no part of any contract or warranty. 2. Particulars are prepared in good faith, to give a fair overall view of the property. If anything is particularly relevant to your interest, ask for further information. These particulars are believed to be correct accuracy is not guaranteed. 3. The particulars are not a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. Information on services is based on information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to purchase. 4. Photographs depict only certain parts of the property; it should not be assumed that any contents or furnishings, furniture etc in the photograph/s are included within the sale. 5. Dimensions, distances and floor areas are approximate. Plan areas and measurements are based on Ordnance Survey Group Plans and there may be some discrepancy with Title Deeds. These are given as a guide only. Purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective. 7. Information on Town & Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. 8. Plans contained within these particulars have been reproduced by permission of Emapsite/Ordnance Survey, are not to scale and are for identification purposes only. September 2021 carve-design.co.uk 15000/6



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