

## Offices - To Let / For Sale

**Rent year 1: £25,000 pax, Rent year 2: £29,000 pax & Year 3, 4 & 5 £32,000 pax**



**Unit 10  
The Triangle  
Nottingham  
NG2 1AE**

- **Total NIA: 189.22 Sq.M (2,037 Sq.Ft.) Approx**
- **New roof with 10 year insurance backed guarantee**
- **7 Car parking spaces**
- **150mm full access raised floors**
- **Fitted kitchen to each floor**
- **Commencing Rent £25,000 pax**
- **Rental Inducement.**
- **Sale Price: £535,000**

### **DISCLAIMER/MISREPRESENTATION ACT**

These particulars are issued on the distinct understanding that all negotiations are conducted through Peter Tew and Co. The property is offered subject to contract and it still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing, nor any injury. Peter Tew and Co for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Peter Tew and Co has any authority to make or give any representation or warranty whatever in relation to this property; (iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) Peter Tew and Co will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

# 10 The Triangle, Nottingham, NG2 1AE

## Location:

This is an established and popular business park situated to the junction of Queens Drive (A453) and Castle Bridge Road, providing efficient access to the city centre.

In addition to good road communication, NG2 benefits from good public transport links into the centre of Nottingham via bus and Phase II NET tram network, providing a direct link to Nottingham Railway Station and the Park and Ride at J25 of the M1 Motorway.

## Description:

The accommodation comprises a semi detached self contained two storey unit with brick construction under a mono pitched roof. There is a fitted kitchen to each floor.

The accommodation comprises:-

Ground Floor	Modern Offices, Kitchen and W.C. Facilities.
<b>NIA 98.78 Sq.M (1,063 Sq.Ft.) Approx.</b>	

First Floor	Open Plan Office, Dining / Kitchen and W.C. Facilities.
<b>NIA 90.44 Sq.M (974 Sq.Ft.) Approx.</b>	

**NIA 189.22 Sq.M (2,037 Sq.Ft.) Approx.**

## Rating Assessment:

Location Authority: Nottingham City

Rateable Value – £25,750

Small businesses will benefit from rates exemption. Information can be obtained from:- [www.voa.gov.uk](http://www.voa.gov.uk)

## Services:

Mains electricity, water and drainage are connected to the property.

Peter Tew and Company have not tested any service/ installations and cannot provide a guarantee of their condition. Parties should investigate these facilities to their own satisfaction.

## Fixtures & Fittings:

All Landlords fixtures and fittings within the property on completion are to be included within the letting.

## Energy Performance Certificate:

Unit 10: **Band D (79)**

## Tenure:

Freehold

The property is available by way of a full repairing and insuring lease on terms to be agreed.

Parties should instruct their solicitor to investigate the title to their own satisfaction.

## Rental:

### Phased Rent:

Year 1: **£25,000 (Twenty Five Thousand Pounds) pax.**

Year 2: **£29,000 (Twenty Nine Thousand Pounds) pax.**

Year 3, 4 & 5: **£32,000 (Thirty Two Thousand Pounds) pax.**

## Sale:

**£500,000 (Five Hundred Thousand Pounds).**

## VAT:

Applicable.

## Legal Costs:

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

## Offer Procedure / Anti Money Laundering:

In accordance with Anti-Money Laundering Regulations, two forms of I.D and Confirmation of the source of funding will be required from the successful purchaser.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information of the payer) regulation 2017 requires us to verify the identity parties to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for you to carry out a "ProID" check to our provider, Creditsafe Business Solutions Limited.

Full details will be forwarded to you where appropriate.

## Unrepresented Parties:

Lease negotiations are subject to the RICS Code for leasing business premises (1<sup>st</sup> edition, February 2020). Unrepresented parties are recommended to obtain professional advice.

## Viewing:

Strictly by appointment through the joint agents, Peter Tew & Company and Innes England.

Peter Tew & Company contact: Charlotte Tew / Julie Wood

Email: [charlotte@petertew.co.uk](mailto:charlotte@petertew.co.uk) / [julie@petertew.co.uk](mailto:julie@petertew.co.uk)

T: 0116 2551527

Innes England contact: George Hughes

Email: [ghughes@innes-england.com](mailto:ghughes@innes-england.com)

T: 0115 924 3243

## Health and Safety:

The agents accept no responsibility for injury or loss to persons or property when visiting the premises.

## Subject to Contract/Subject to Lease:

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

## Important Information

Peter Tew for themselves and for vendors or lessors of the property whose agents they are, give notice that; (i) these particulars do not constitute any part of any offer or contract; (ii) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of, an offer of contract; (iii) all descriptions, dimensions references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iv) no person in the employment of Peter Tew and Co has any authority to give any representation or warranty whatever in relation to this property; (v) we have not tested any services, central heating installations, plumbing installations or electrical installations and therefore purchasers or tenants should undertake independent investigations as to condition of all services and mechanical/engineering installations; (vi) all rentals and prices are quoted exclusive of vat. Intending purchasers or tenants must satisfy themselves as to the applicable vat position if necessary by taking appropriate independent professional advice; (vii) any site boundaries shown are indicative only (viii) Peter Tew and Co will not be liable for any loss arising from the use of these particulars.

T.CLT.19696.07.11.2025