

THE ISAAC NEWTON CENTRE

Nottingham Science Park, Nottingham, NG7 2RH

RENT
from
£9 psf



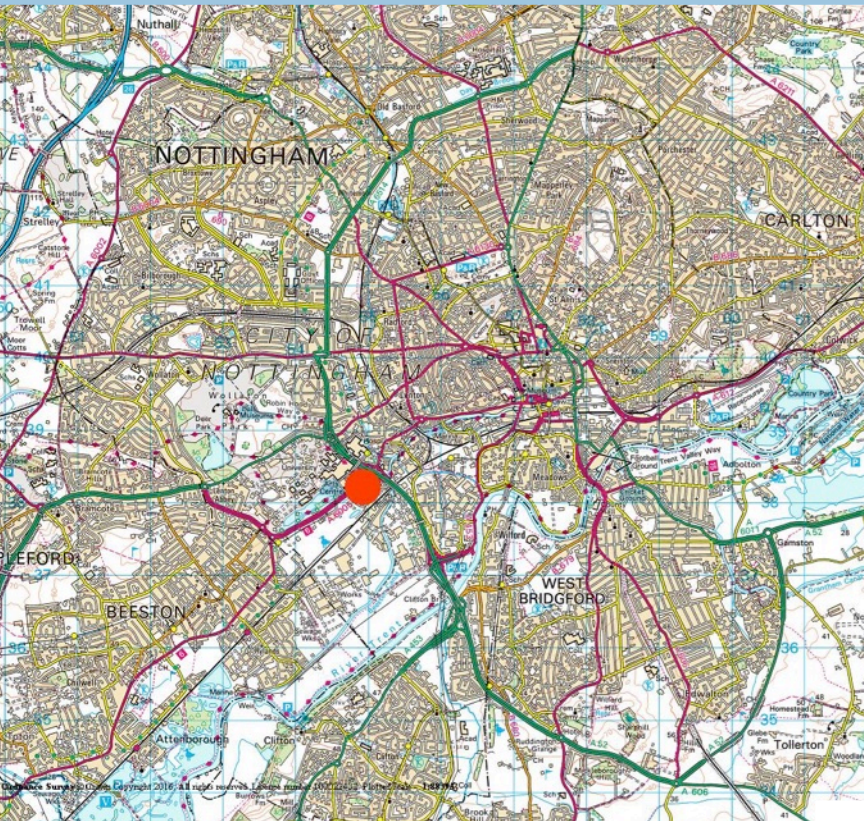
CAMPUS STYLE OFFICES TO LET

- 601 sq ft up to 5,504 sq ft
- Excellent Public Transport Links
- Open plan space
- On site parking
- Air conditioned
- Subject to bespoke refurbishment
- **FINAL UNITS REMAINING**



LOCATION

The Isaac Newton Centre, Nottingham Science Park



Set within a landscaped campus style environment, the Isaac Newton Centre is part of the well-established Nottingham Science Park located on the south side of A6005 University Boulevard, 2 miles south west of Nottingham city centre and immediately adjacent to the world renowned Nottingham University (world top 1% ranked). Occupiers include Toyota, Chinook Sciences 4 Energy and Verus Precision.

The location is next to the Nottingham ring road (A52), in turn providing convenient access to J24/25 of the M1. Phase 2 of the NET tram network provides an adjacent tram stop. Regular Bus services also run along University Boulevard into the city centre, Beeston and Long Eaton.





DESCRIPTION

The Isaac Newton Centre provides campus style accommodation in four self-contained blocks around a landscaped central courtyard. Each block is arranged internally as follows:

		SQ FT	SQ M
1	Ground Suite 1	994	92.3
	Ground Suite 2	601	55.8
	Total	1,595	148
2	Ground	1,697	102
	First	53	124
	Total	2,129	226
3	Ground	1,808	168
	First	2,101	195
	Total	3,909	363
4	Ground	64	88
	First	135	98
	Total	199	185
COMBINED TOTAL		5,504	511

Measurements are quoted on a Net Internal Area basis in accordance with the RICS Property Measurement First Edition. IPMS 3 floor areas can be provided if required.

- The accommodation has been fully refurbished to provide an excellent quality, modern working environment.
- Each self-contained building provides modern open plan accommodation together with WC and kitchen facilities across two floors.
- The accommodation was last occupied by a single tenant, and would lend itself to single occupation or sub-division on a block by block basis.
- Current park proposals from City Council include new fibre connection and on-site coffee shop.
- The majority of the space is air-conditioned, and there are marked parking spaces provided.



SERVICE CHARGE

An estate service charge is payable to cover shared costs (refuse, landscaping, roadways, lighting etc). Details on application.

EPC

	EPC Rating
<u>Building 1</u>	E105
<u>Building 2</u>	D85
<u>Buildings 3 and 4</u>	D86

BUSINESS RATES

The property is assessed on a suite-by-suite basis. Further guidance is available upon request.

TERMS

The offices are available as a whole or as individual suites, with rents based on a competitive £9 per sq ft, per annum.

SCIENCE PARK COVENANT

Occupiers may be required to demonstrate a use consistent with the Science Park concept or a commercial link the University or other higher educational institutions. Further details on application.

CONTACT

For further information or to arrange a viewing, please contact the joint agents:

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