



Unit 9 Poplars Court, Lenton Lane, Nottingham, Nottinghamshire NG7 2RR

Offices

- ▶ **Self-contained, high quality office accommodation**
- ▶ **1,387 sq ft (up to 2,774 sq ft combined with adjoining unit)**
- ▶ **Dedicated on-site car parking for 3 cars (or 6 in total if combined)**
- ▶ **NET tram stop located on Abbey Street**

For enquiries and viewings please contact:



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Location

The Poplars Court development is prominently positioned fronting Lenton Lane in close proximity to the Nottingham ring road, and approximately 1.5 miles west of Nottingham City Centre.

The development offers excellent transportation links being close to the A52 and Junctions 25 and 26 of the M1 motorway with further transport links including the Nottingham railway station (approximately 2 miles) and the recently extended NET tram network (stop located a short walk over the canal bridge on Abbey Street) providing connections to the City Centre, and the railway station in minutes, as well as park and ride facilities at Junctions 24, 25 and 26 of the M1 motorway.

Description

The premises have been built to a high specification creating a striking and modern development. Access to the development is via a controlled automatic barrier leading into the shared car parking area. Internally, each unit benefits from the following specification;

- VRV air conditioning
- Category 5 cabling
- Fully fitted kitchen
- Double glazing throughout
- Security alarm and remotely monitored site CCTV

There are associated wc's on the ground floor of each unit.

Accommodation

	Sq M	Sq Ft
Ground Floor	64.4	693.5
First Floor	64.4	693.5
Total	128.9	1,387

Adjoining Unit 7 is also available giving a total combined area of 2,774 sq ft.

Measurements are quoted on a Gross Internal basis, in accordance with the RICS Code of Measuring Practice, 6th Edition.

Planning

Poplars Court has planning consent for Class B1a (Office) Use of the Town & Country Planning (Use Classes) Order 1987 and subsequent amendments.

Alternative uses may be permitted however interested parties are advised to liaise with the Local Planning Authority.

Tenure

The property is available on new lease terms to be agreed.

Business Rates

From information taken from the Valuation Office Agency (VOA) website, we understand Units 7 & 9 are assessed together with a current Rateable Value of £27,250 (effective from 01.04.17) and described as Offices & Premises. The assessment may need to be split upon occupation.

Price

Rent upon application.

Service Charge

An estate service charge will be payable in respect of the maintenance and upkeep of Poplars Court.

A guide is available from the agents upon request.

VAT

All sums quoted exclusive of VAT if applicable.

EPC

Unit 9 has an EPC assessment of B-46.

Viewings

By prior appointment through the sole letting agents.

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