

Offices

- ▶ **Self-contained offices 3,163 sq ft (293.86 sq m)**
- ▶ **Long established Science Park location**
- ▶ **Excellent public transport links**
- ▶ **13 dedicated car parking spaces**

For enquiries and viewings please contact:



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**Unit 8 William Lee Buildings, Nottingham Science Park, University Boulevard,
Nottingham, Nottinghamshire NG7 2RQ**

Location

Nottingham Science Park is a long established business location, specialising in research and technology, offering a diverse range of accommodation from good quality office/workspace to award-winning Grade A offices. The Park is situated in a prominent position off University Boulevard (A6005) opposite to the University of Nottingham and adjacent to the Nottingham Tennis Centre.

The Park sits two miles west of Nottingham City Centre and Nottingham Railway Station, 0.5 miles from the Queen's Medical Centre and the A52 ring road.

The Park benefits from excellent public transport links with the NET Tram network and regular buses serving the Park from University Boulevard.

Description

The property comprises a self-contained single storey brick built semi-detached building under tiled ridged and hipped roofs with double glazing throughout. The property also benefits from a double loading door to the western elevation.

Internally the property provides a mix of open plan and cellular accommodation with a kitchen and associated wc's. The specification includes:

- Carpet covered solid concrete floors
- Perimeter trunking
- Suspended ceilings with inset category II lighting
- Gas central heating throughout and air conditioning/comfort cooling in part
- Three-phase electricity power supply

Accommodation

	Sq M	Sq Ft
Ground Floor Office	293.8	3,163
Total	293.8	3,163

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

Planning

Nottingham Science Park has planning consent for use as B1 (Offices, Research and Development) with ancillary uses under the Town & Country Planning (Use Classes) Order 1987 and its subsequent amends.

Tenure

Available on a new lease on terms to be agreed.

Rates

We understand from information taken from the Valuation Office Agency (VOA) website that the property is described as Offices and Premises and has a current Rateable Value of £38,500.

Service Charge

An estate service charge will be payable in respect of the maintenance and upkeep of the Science Park together with the provision of overnight security. A guide is available from the agents upon request.

Price

Rent upon application.

VAT

All sums quoted exclusive of VAT if applicable.

Legal Costs

Tenants will be responsible for the landlord's legal costs incurred in the transaction.

EPC

The premises has an EPC assessment of C-68.

Viewing

By appointment with the sole agents.

Date Produced: 11-Jun-2018



