

Lady Bay House
Meadow Lane
Nottingham
NG2 3HQ

TO LET

- Newly refurbished, self-contained high quality offices
- 5,068 sq ft (470.8 sq m)
- May be suitable for alternative uses, STP
- Dedicated car parking for a minimum of 12 cars, or more if double parked
- Excellent road links and access to Nottingham City Centre



All enquiries/
viewing
requests to:



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07738 219899
ljardine@innes-england.com



Craig Straw
07967 680964
cstraw@innes-england.com

0115 924 3243
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Location

The property is located in the Lady Bay area, in a prominent position at the junction of Meadow Lane / Lady Bay Bridge (A6011). The A6011 links to London Road (A60) providing easy access into Nottingham City Centre circa 2 miles north. To the south east the A52 provides rapid access to the recently dualled A46 and the A610 links to Junction 26 of the M1 motorway circa 6.3 miles north west.

Excellent public transport links also serve the property. Regular bus routes serve Lady Bay and the surrounding areas and the NET Tram network and Nottingham railway station are within circa 1.2 miles north west. The NET tram network and bus routes run regular services in and around the City Centre and to the surrounding suburbs.

The railway station provides frequent services to London St Pancras (journey time 1 hour 40 minutes) as well as connections to local towns and cities such as Loughborough, Leicester and Derby.

Description

The property comprises a prominent self-contained two storey office, recently refurbished to provide open plan accommodation benefiting from the following specification:

- New suspended ceilings with inset LED lighting
- Newly redecorated throughout
- New carpet tiled covered floors with full perimeter trunking
- Kitchenette
- Gas central heating

There are associated w.c.'s on each floor.

Car Parking

Dedicated car parking is provided to the rear of the property with 12 marked car parking spaces and a further car parking space formerly utilised for cycle storage.

Accommodation

Briefly, the accommodation comprises the following:

	sq m	sq ft
Ground Floor	228.6	2,461
First Floor	242.2	2,607
Total	470.8	5,068

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

Planning

We have made enquiries of Nottingham City Council who advise that the premises have a current planning consent under Class B1 (Office) Use in accordance with the Town & Country Planning (Use Classes) Order 1987 and its subsequent amends.

Alternative uses may be permitted, subject to obtaining any requisite consents.

Interested parties are advised to make their own enquiries of the Planning Authority on 0115 876 4447.

Terms

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

Rent

Upon application.

Business Rates

We understand from information taken from the Valuation Office Agency (VOA) website that the property is described as "Offices & Premises" and assessed as follows;

Current Rateable Value (2010 List):
£41,500

Draft Rateable Value (effective from 1.4.17)
£39,000.

Value added tax

All sums quoted exclusive of VAT if applicable.

EPC

Available upon request.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Viewing

By appointment with the sole agents.

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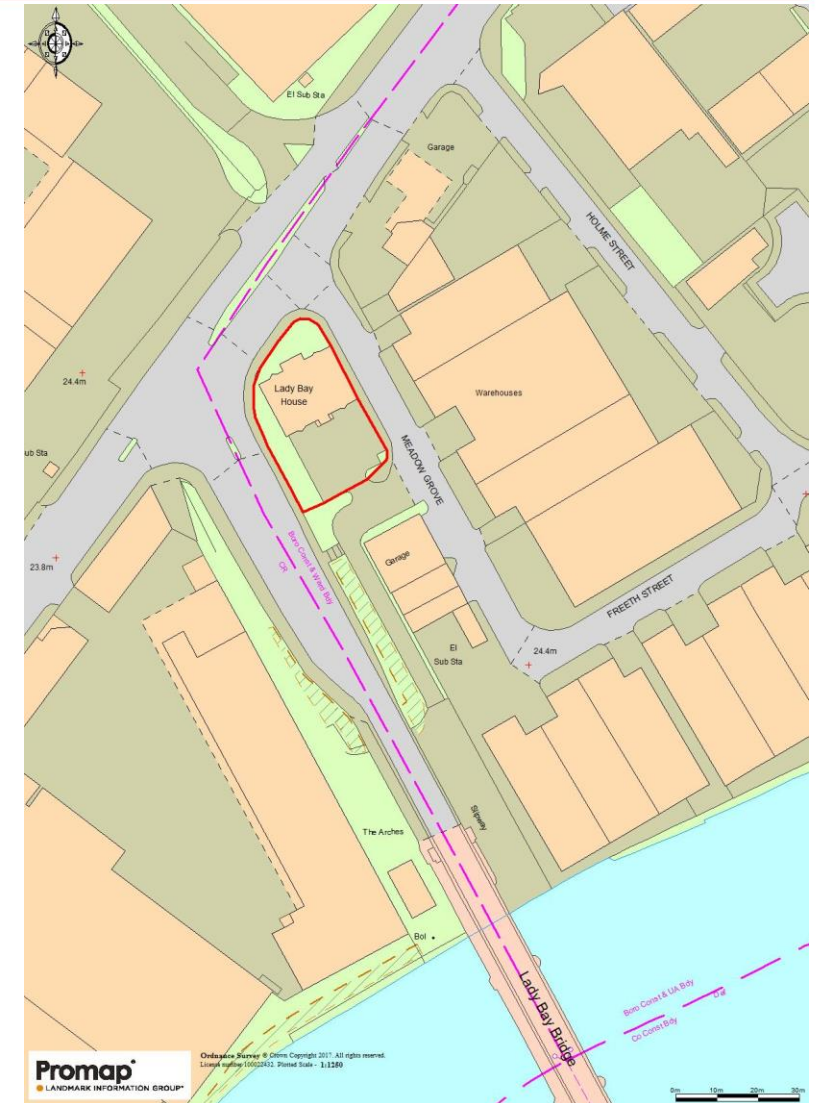
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