

BUSINESS SPACE OPPORTUNITY

Units 6, 13 & 16 Faraday Building, Nottingham Science Park,
University Boulevard, Nottingham NG7 2QP



Only 3 Units
Remaining

RENT!

£9,750
PER UNIT
PER ANNUM

Newly Refurbished Research and Development Business Units

- Ground floor 68.3 sq m (735 sq ft) with a mezzanine level of 27.9 sq m (300 sq ft)
- Dedicated parking with further rear communal car parking spaces
- Excellent access to the NET Phase 2 tram route which runs along University Boulevard

Location:

The property is situated on Nottingham Science Park which is located on the south side of the A6005 University Boulevard, 2 miles south west of Nottingham city centre.

The location is next to the ring road (A52) in turn providing convenient access to J24 / 25 of the M1.

Description:

Each of the self-contained hybrid offices provides an open plan ground floor production / office space which include WC facilities and a kitchenette.

At first floor level there is further office space which is accessed via the internal staircase.

Accommodation:

We understand the property has the following net internal areas:-

Ground Floor:	68.3 sq m	(735 sq ft)
Mezzanine:	27.9 sq m	(300 sq ft)
TOTAL:	96.20 sq m	(1,035 sq ft)

Each unit has 2 dedicated car parking spaces with access to the rear communal car park also.

Planning:

Research & Development use only, further details can be provided by the letting agents.

Price:

The properties are available to rent at a price of:-

£9,750 Per Unit, Per Annum

Rates:

Rateable Value:	£8,800
Rates Payable 2015/16:	£4,224

Service Charge:

A service charge is payable in addition to the rent.

EPC:

Unit 6	- E - 103
Unit 13	- D - 90
Unit 16	- Commissioned

Interested? Contact Will Torr 0115 979 3491 wtorr@heb.co.uk

0115 950 6611

heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD



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b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.