



Edwalton

BUSINESS PARK

LANDMERE LANE | WEST BRIDGFORD | **NOTTINGHAM** | NG12 4DE

500 sqm to 610 sqm

[5,380 sqft to 6,563 sqft]

Nottingham's first Grade 'A' speculative office scheme of the decade offering units with vaulted first floor ceilings, generous parking and sustainability at the forefront of the design



FOR SALE / TO LET



Edwalton BUSINESS PARK



Edwalton Business Park will provide four detached two-storey office buildings of high architectural merit, set within landscaped grounds and providing ample car parking.





enjoy
your
work
environment



Vaulted
first
floor
ceilings



Edwalton
BUSINESS PARK



Generous
parking



Edwalton BUSINESS PARK

Location

West Bridgford, which lies to the south of Nottingham City Centre, is widely regarded as one of the best places to live and work in the Country. This is due to a combination of factors including high quality schools, an enviable array of bars and restaurants and world class sporting facilities including Trent Bridge Cricket Ground.

Edwalton Business Park affords easy access into West Bridgford, but also to Nottingham and the wider area, as a consequence of its proximity to Nottingham's Ring Road. This affords superb access to the M1 motorway (Junction 24) via the A453 dual carriageway, Nottingham Parkway Railway Station which has regular trains to London, and East Midlands Airport.

It is situated on Landmere Lane, off Melton Road, close to the established and popular Wheatcroft Business Park, Notcutts Garden Centre and planning consent has been granted to Waitrose for the development of a new supermarket on a site overlooking Edwalton Business Park.



Trent Bridge Cricket Ground



M1 Motorway



Specification

The specification will include:



Full sized
receptions



Raised
access floors



Air conditioning
throughout



Fibre Broadband
Connectivity



Mezzanine
meeting
rooms



Vaulted first floor
ceilings with
large sky lights



11.3 KWp
Photovoltaic
Panels



Efficient low
energy LED
lighting



Parking ratio
of 1 per 225 sq ft

The PV panels on each unit should generate 5-8% of the total electricity consumption. As a scheme these will save over 20 tonnes of CO₂ being produced.

Availability

The units would be available from Q2 2019.

Purchase

The freehold of each unit is available with vacant possession. For pricing information, please contact the marketing agent. Freehold owners would also become shareholders in a management company.

Rent

The premises are available to rent on new fully repairing and insuring leases for a term of years to be agreed. Quoting rentals are available upon application.

Service Charge

A service charge will be levied to cover the maintenance and upkeep of common parts of the development.

Accommodation

The four buildings comprising Edwalton Business Park provide the following accommodation, measured on a net internal basis:

Unit	Ground Floor	First Floor	Mezzanine	Total [Excl. mezzanine]	Car Parking
A1	295 sq m (3,174 sq ft)	315 sq m (3,389 sq ft)	32 sq m (344 sq ft)	610 sq m (6,563 sq ft)	27
A2	SOLD				
B1	250 sq m (2,690 sq ft)	250 sq m (2,690 sq ft)	30 sq m (323 sq ft)	500 sq m (5,380 sq ft)	27
B2	250 sq m (2,690 sq ft)	250 sq m (2,690 sq ft)	30 sq m (323 sq ft)	500 sq m (5,380 sq ft)	25
Total				2,196 sq m (23,886 sq ft)	106

Floorplans are available on request. The finished floor areas and parking allocation are possibly subject to change.

VAT

VAT will be applicable on all outgoing at the prevailing rate.

Energy Performance Certificate

The premises have been designed with energy efficiency at the fore and are projected to have an EPC rating falling within Bands A or B when completed.

Connectivity

PLACES

- Edwalton Business Park
- West Bridgford Town Centre:
2.5 miles : 7 mins
- Nottingham City Centre:
5 miles : 12 mins

TRANSPORT

- Edwalton Business Park
- Tram:
2.5 miles : 7 mins
- Nottingham Station:
4 miles : 16 mins
- East Midlands Parkway Station:
10 miles : 17 mins
- East Midlands Airport:
13 miles : 20 mins

Source: Google Maps



Edwalton
BUSINESS PARK

Marketing Agent

For further information, please contact:



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PROPERTY MISDESCRIPTION ACT.

1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability or service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph/s depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof. April 2018
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