

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

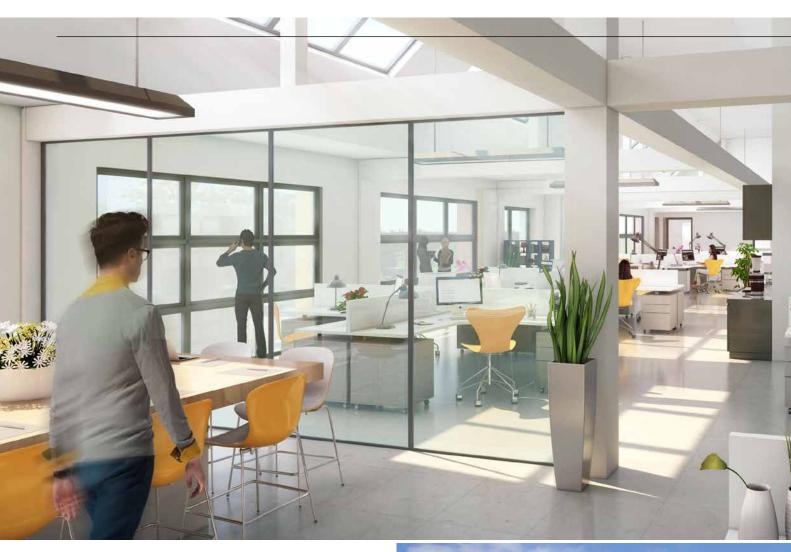
FOR SALE / TO LET





Edwalton Business Park 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







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.

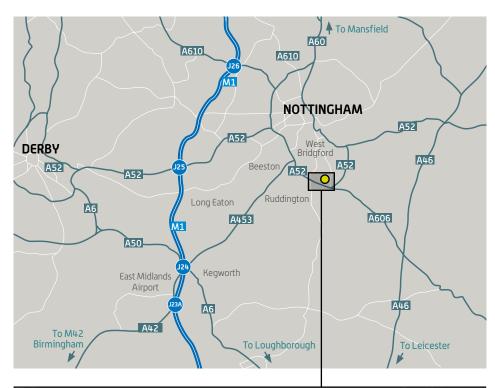
It is situated on Landmere Lane, off Melton Road, close to the established and popular Wheatcroft Business Park, Notcutts Garden Centre and planning consent has been granted to Waitrose for the development of a new supermarket on a site overlooking Edwalton Business Park.



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 CO_2 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		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)	30 sq m (323 sq ft)	500 sq m (5,380 sq ft)	27
B2		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 outgoings 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



TRANSPORT



Source: Google Maps



Marketing Agent

For further information, please contact:



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