

# TO LET OFFICES

WATERFRONT HOUSE, TECHNOLOGY DRIVE, BEESTON BUSINESS PARK, NG9 1LA

AVAILABLE NOW

20,735 TO  
64,639 SQ FT



- High quality refurbished Grade A offices
- Secure site with manned gatehouse
- Up to 323 car parking spaces outside the Workplace Parking Levy
- Enterprise Zone status with significant financial benefits
- Excellent public transport connections

 **Beeston**  
BUSINESS PARK  
[www.beestonbusinesspark.com](http://www.beestonbusinesspark.com)

# Refurbished Grade A offices with excellent transport connections

Waterfront House comprises a purpose built two storey office, fully refurbished to provide up to 64,639 sq ft on large open plan floor plates.

## THE PROPERTY BENEFITS FROM

- Large floor plates of up to 43,904 sq ft
- Fully air conditioned
- LED energy efficient lighting
- Contemporary WCs and showers
- 200 mm full access raised floors throughout
- Generous floor to ceiling heights
- Good natural light
- Up to 323 car parking spaces outside the Workplace Parking Levy

## ENTERPRISE ZONE STATUS

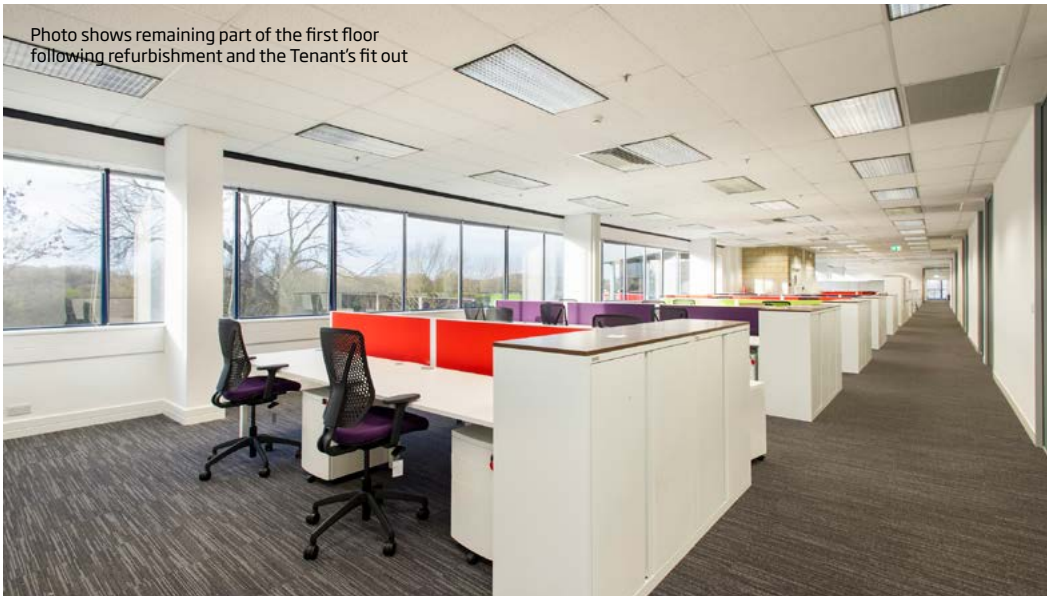
The Park is designated within The Nottingham Enterprise Zone which provides inward moving businesses with a range of incentives including significant business rate discounts. Further details are available.

## A NATURAL ENVIRONMENT

Waterfront House opens out onto the beautiful Attenborough Nature Reserve and offers the perfect environment for a relaxing lunch whilst soaking up the beauty of the reserve.



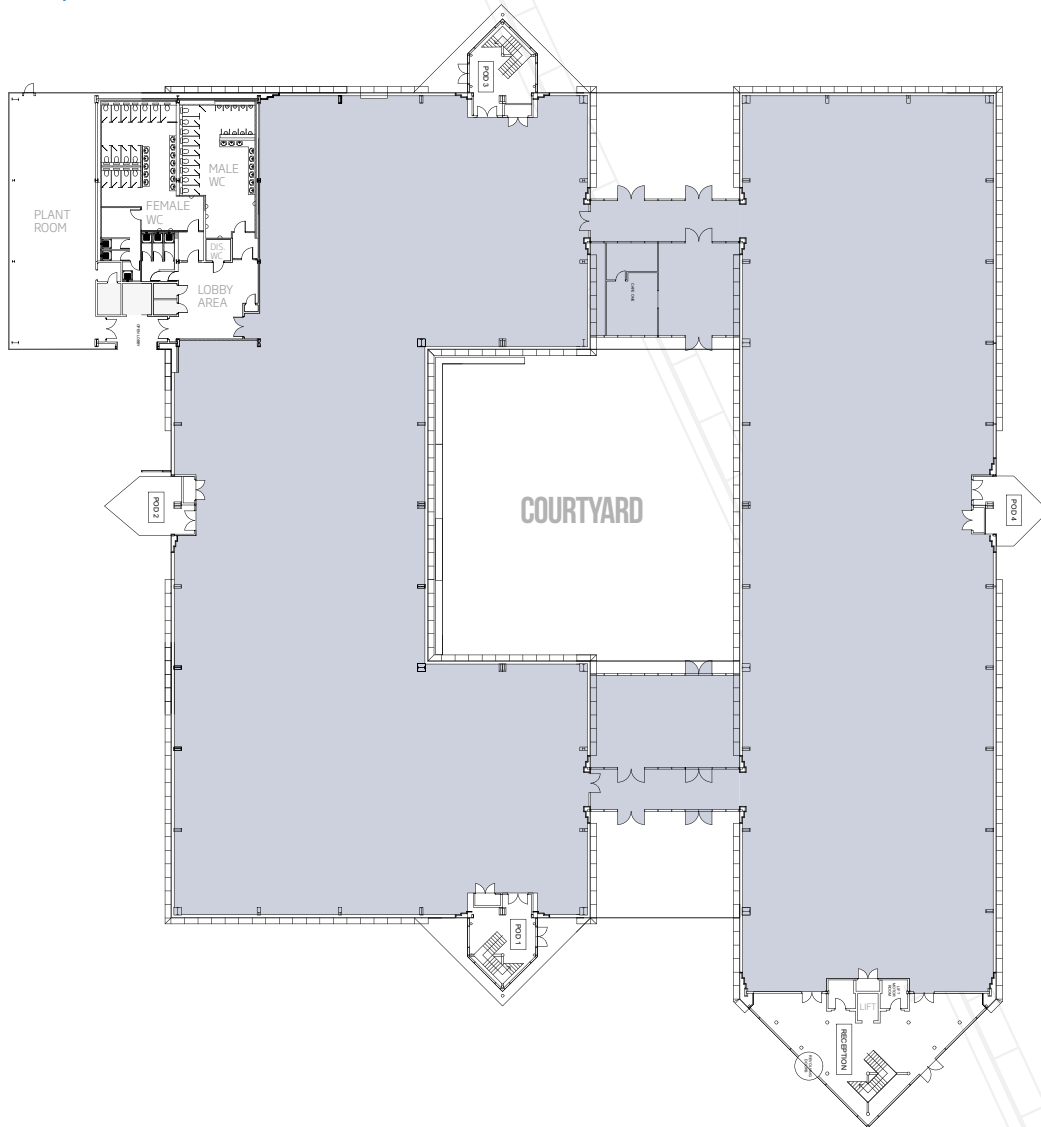




## GROUND FLOOR

# 43,904 SQ FT

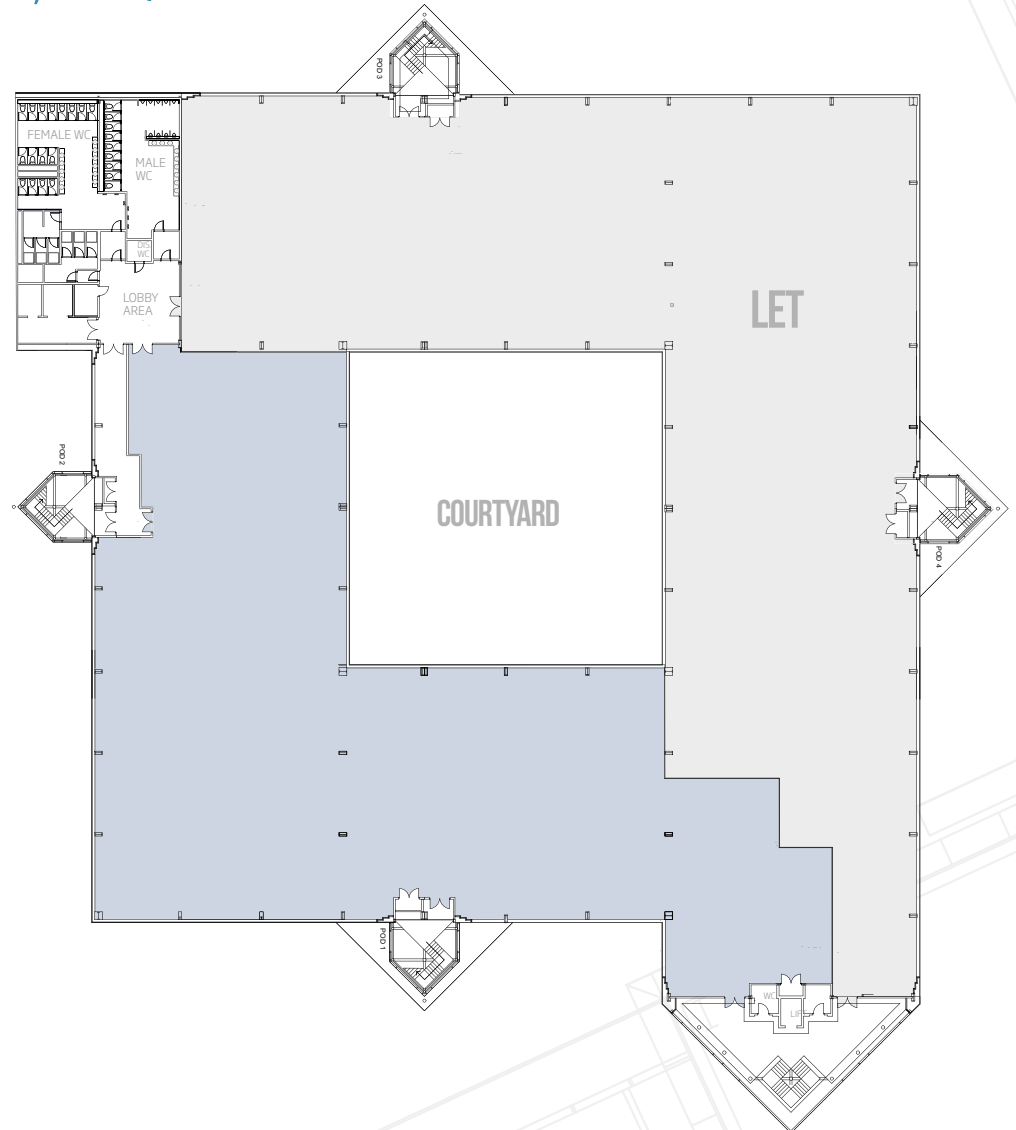
## 4,079 SQ M



## FIRST FLOOR

# 20,735 SQ FT

## 1,926 SQ M



ATTENBOROUGH  
NATURE RESERVE

WATERFRONT  
HOUSE

SMS

SMS

RESIDENTIAL AREA  
(8.0H)

ATOS

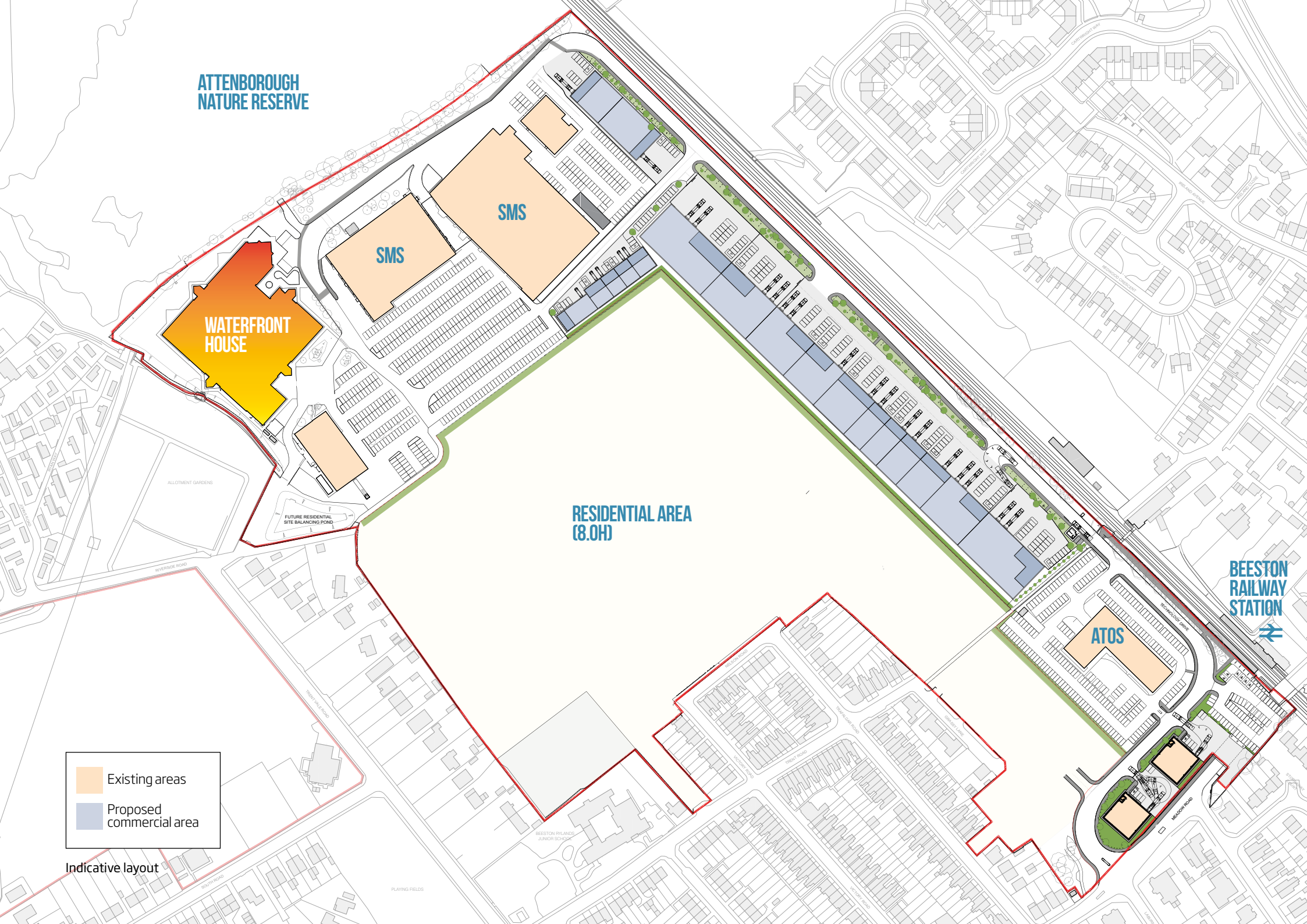
BEESTON  
RAILWAY  
STATION



Existing areas

Proposed commercial area

Indicative layout



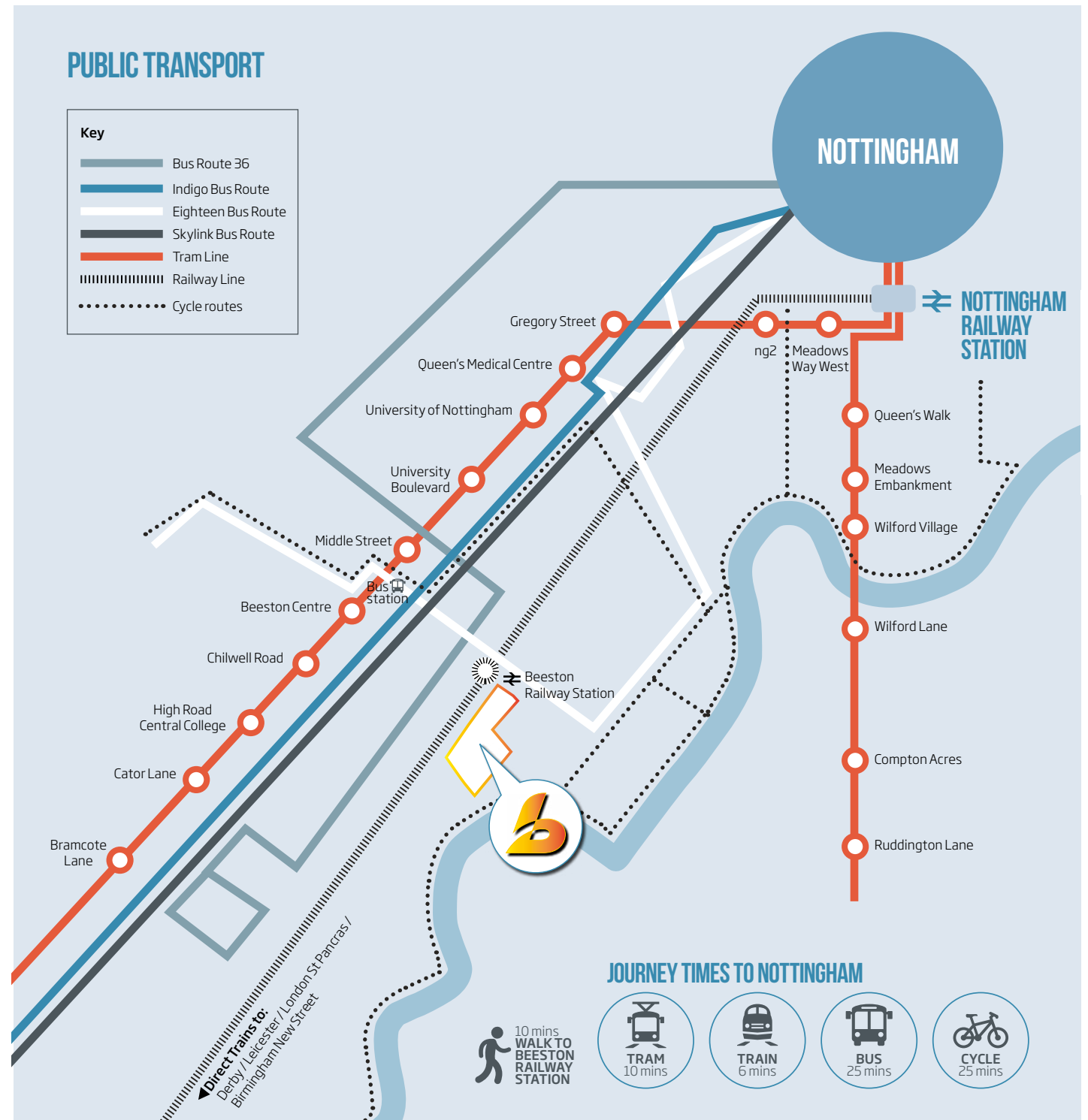


## LOCATION

Beeston Business Park is located approximately 3 miles south west of Nottingham city centre midway between the city and the M1 motorway. The site benefits from excellent public transport links and road communications, with Beeston railway station immediately adjoining the Park which provides frequent services to both Nottingham city centre (journey time 6 minutes) and London St Pancras (journey time 1 hour 40 minutes) as well as connections to local towns and cities such as Loughborough, Leicester and Derby.

Beeston Bus Station and phase two of the new tram network are also within walking distance as is Beeston town centre with all its associated retail and leisure amenities. The Business Park is located on the southern side of Queens Road (A6005) which leads toward Long Eaton and Derby and provides access, via the A52, to junction 25 of the M1 motorway which lies 3 miles west.

East Midlands International Airport is 12 miles south of the Business Park and easily accessible from the M1. Birmingham International Airport is accessible by road (M42/M1) or rail and is approximately 45 miles away.



## EPC RATING

EPC D (88)

## RENT

Upon application.

## TERMS

The property is available on a new lease with terms to be negotiated between parties

## VALUE ADDED TAX

All sums quoted exclusive of VAT if applicable.

## BUSINESS RATES

Will be assessed upon occupation. A guide is available from the joint letting agents.

## SERVICE CHARGE

A service charge is payable for external common areas and services, together with maintenance of the building and the shared internal services.



## TRAVEL DISTANCES

Beeston Town Centre	1 mile	Nottingham City Centre	4.5 miles
Beeston Railway Station	0.2 miles	M1 J25	5.5 miles
East Midlands Airport	12 miles	Derby City Centre	13.2 miles

## MORE INFORMATION THROUGH THE JOINT LETTING AGENTS:



Craig Straw  
07967 680964  
cstraw@innes-england.com

Scott Osborne  
07894 587809  
sosborne@innes-england.com



Mark Tomlinson  
07917 576254  
mark@fhp.co.uk

John Proctor  
07887 787880  
johnp@fhp.co.uk

## OWNED BY:

Chancerygate<sup>c</sup>  
www.chancerygate.com

Bridges  
Fund Management

Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted, June 2017.