



# Nottingham No1

1 Mere Way, Ruddington Fields Business Park, Nottingham, NG11 6JS  
[www.no1ruddingtonpark.co.uk](http://www.no1ruddingtonpark.co.uk)

**TO LET (MAY SELL)**



# The ideal property for your new headquarters

## DESCRIPTION

The premises comprise a "U" shaped two storey detached Headquarters building under a multi-pitched tile clad roof. The property benefits from a central feature double height glazed reception area and atrium.

The interior is to be re-configured to provide open plan office accommodation. The premises benefit from raised floors, suspended ceilings with recessed lighting and double glazed window units. There is toilet accommodation on each level.

The central core area with full height glazed atrium provides informal meeting space at the first-floor level and provides access to the East and West wings. There is an 8-person passenger lift (not tested).

The premises benefit from an excellent car parking ratio of 1: 198 with currently 144 car parking spaces. There is car parking to front and the side with barrier entry (not tested) and potential for additional spaces.

There is potential to create a Quad office with a two-storey extension to rear. This could provide an additional 1,554 sq m (16,720 sq ft) net approximately {STP}. Potentially a separate building could be constructed within the existing landscaped grounds {STP} with the car parking re-formatted.

**Please note the premises are not subject to the Nottingham Workplace Parking Levy.**

## KEY FEATURES

- High quality two storey offices opposite Vision Express
- Existing building 2,666 sq/m (28,697 sq/ft) with 144 parking spaces
- Potential extension (STP) to give 4,220 sq m (45,424 sq/ft)
- Existing space - Rent £450,000 pax (£15.68 per sq/ft)
- Extended Building & Freehold - Rent & Price Upon Application
- NO NOTTINGHAM WORKPLACE PARKING LEVY



## ACCOMODATION

The premises comprise a “U” shaped two storey detached Headquarters building under a multi-pitched tile clad roof. The property benefits from a central feature double height glazed reception area and atrium.

The premises benefit from raised floors, suspended ceilings with recessed lighting and double glazed window units. There is toilet accommodation on each level.

There is potential to create a Quad office with a two-storey extension to rear. This could provide an additional 1,554 sq m (16,720 sq ft) net approximately {STP}.

## FLOOR AREAS

Ground floor reception	47 sq m ( 506 sq ft)
Ground floor West	650 sq m (6,997 sq ft)
Ground floor East	646 sq m (6,953 sq ft)
First floor central area	28 sq m ( 301 sq ft)
First floor West	642 sq m (6,910 sq ft)
First floor East	663 sq m (7,029 sq ft)
<b>TOTAL NIA</b>	<b>2,666 sq m (28,697 sq ft)</b>
Potential Total - Existing and New Build	4,220 sq m (45,424 sq ft)

## LOCATION

The premises are situated at the head of the entranceway to Ruddington Fields Business Park, being a 38-acre development approximately 6 miles to the South of Nottingham off the A60.

There are excellent road links to the A52 Ring Road (for J25 M1) and the A453 dual carriageway (for J24 M1 ), with a range of retail amenities within Ruddington Village.

The Ruddington Fields Business Park provides a low density landscaped environment adjacent to the 210-acre Rushcliffe Country Park. Other occupiers include Vision Express, EMTEC Colleges, Quotient Clinical, Greene Tweed, Experian, Ergo, NEC, Styles & Wood and Capita.





## LEASE

The premises are available to let by way of a new FRI lease on terms to be agreed.

## RENTAL

£450,000 pax (£15.68 per sq. ft.) for existing building. Rent upon application for extended building.

## FREEHOLD

The freehold may be available by separate negotiation. Price upon application.

## RATEABLE VALUES

The VOA website has the premises assessed as follows:

Rateable Value - Unit 1 Mere Way (2017)	£330,000
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## VAT

We understand VAT will be applicable to the rental and insurance rental and interested parties are asked to take their own advice in relation to this matter. The landlords position is reserved at all times.

## LEGAL FEES

Each party to bear their own legal costs incurred in the transaction.

## PLANNING

The premises are believed to have an office consent. Alternative uses will also be considered including D1 (non- residential education and training) or D2 (leisure) subject to the appropriate Planning Consents.

Interested parties are asked to speak directly with the Local Planning Authority, Rushcliffe Borough Council. Telephone number: 0115 9819911.

Please note neither the landlords, JLL or New West Ltd can offer any warranty in respect of the Planning, Building Regulations or other Statutory matters. Interested parties must take their own independent advice.

## TIMING

Available for immediate occupation.

# Energy Performance Certificate

Non-Domestic Building



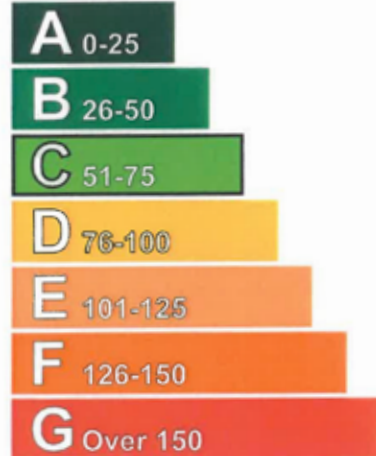
1ST FLOOR EAST  
1 Mere Way  
Ruddington Fields Business Park  
Ruddington  
NOTTINGHAM  
NG11 6JS

Certificate Reference Number:  
0931-0739-9079-0009-1096

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient



56 This is how energy efficient the building is.

Less energy efficient

### Technical information

Main heating fuel: Natural Gas  
Building environment: Air Conditioning  
Total useful floor area (m<sup>2</sup>): 677  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 39.2

### Benchmarks

Buildings similar to this one could have ratings as follows:  
28 If newly built  
74 If typical of the existing stock

# Energy Performance Certificate

Non-Domestic Building



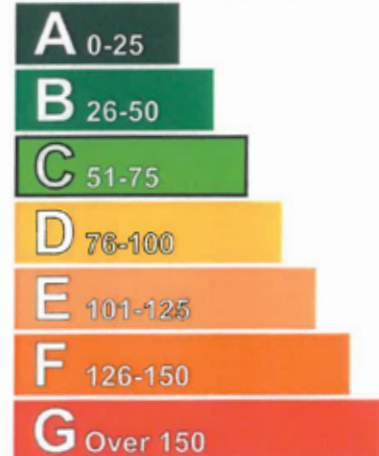
GROUND FLOOR EAST  
1 Mere Way  
Ruddington Fields Business Park  
Ruddington  
NOTTINGHAM  
NG11 6JS

Certificate Reference Number:  
9390-3009-0097-0793-9101

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient



51 This is how energy efficient the building is.

Less energy efficient

### Technical information

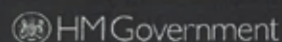
Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 668  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 28.81

### Benchmarks

Buildings similar to this one could have ratings as follows:  
29 If newly built  
78 If typical of the existing stock

# Energy Performance Certificate

Non-Domestic Building



**GROUND FLOOR WEST**  
1 Mere Way  
Ruddington Fields Business Park  
Ruddington  
NOTTINGHAM  
NG11 6JS

**Certificate Reference Number:**  
0934-0739-9079-0009-1092

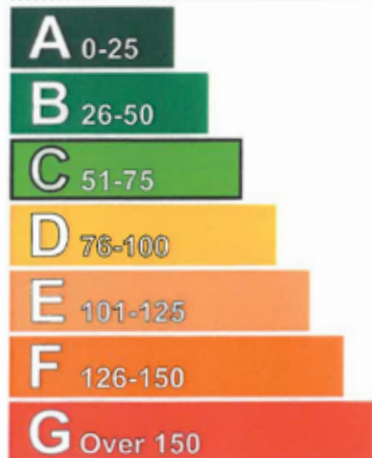
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient



..... Net zero CO<sub>2</sub> emissions



◀ **52** This is how energy efficient the building is.

Less energy efficient

### Technical information

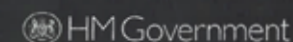
Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 654  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 29.16

### Benchmarks

Buildings similar to this one could have ratings as follows:  
**30** If newly built  
**79** If typical of the existing stock

# Energy Performance Certificate

Non-Domestic Building



**1ST FLOOR WEST**  
1 Mere Way  
Ruddington Fields Business Park  
Ruddington  
NOTTINGHAM  
NG11 6JS

**Certificate Reference Number:**  
9090-3901-0379-9902-7000

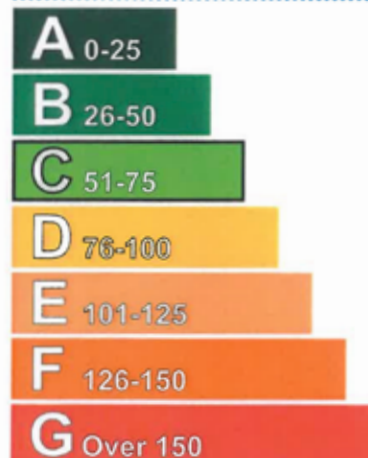
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient



..... Net zero CO<sub>2</sub> emissions



◀ **57** This is how energy efficient the building is.

Less energy efficient

### Technical information

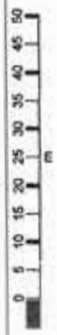
Main heating fuel: Natural Gas  
Building environment: Air Conditioning  
Total useful floor area (m<sup>2</sup>): 682  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 39.19

### Benchmarks

Buildings similar to this one could have ratings as follows:  
**30** If newly built  
**81** If typical of the existing stock



1 Mere Way  
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NG11 6JS



OS MasterMap 1250/2500/10000  
scale  
01 February 2017, ID:  
JEW-00595902  
maps.johnwright.com

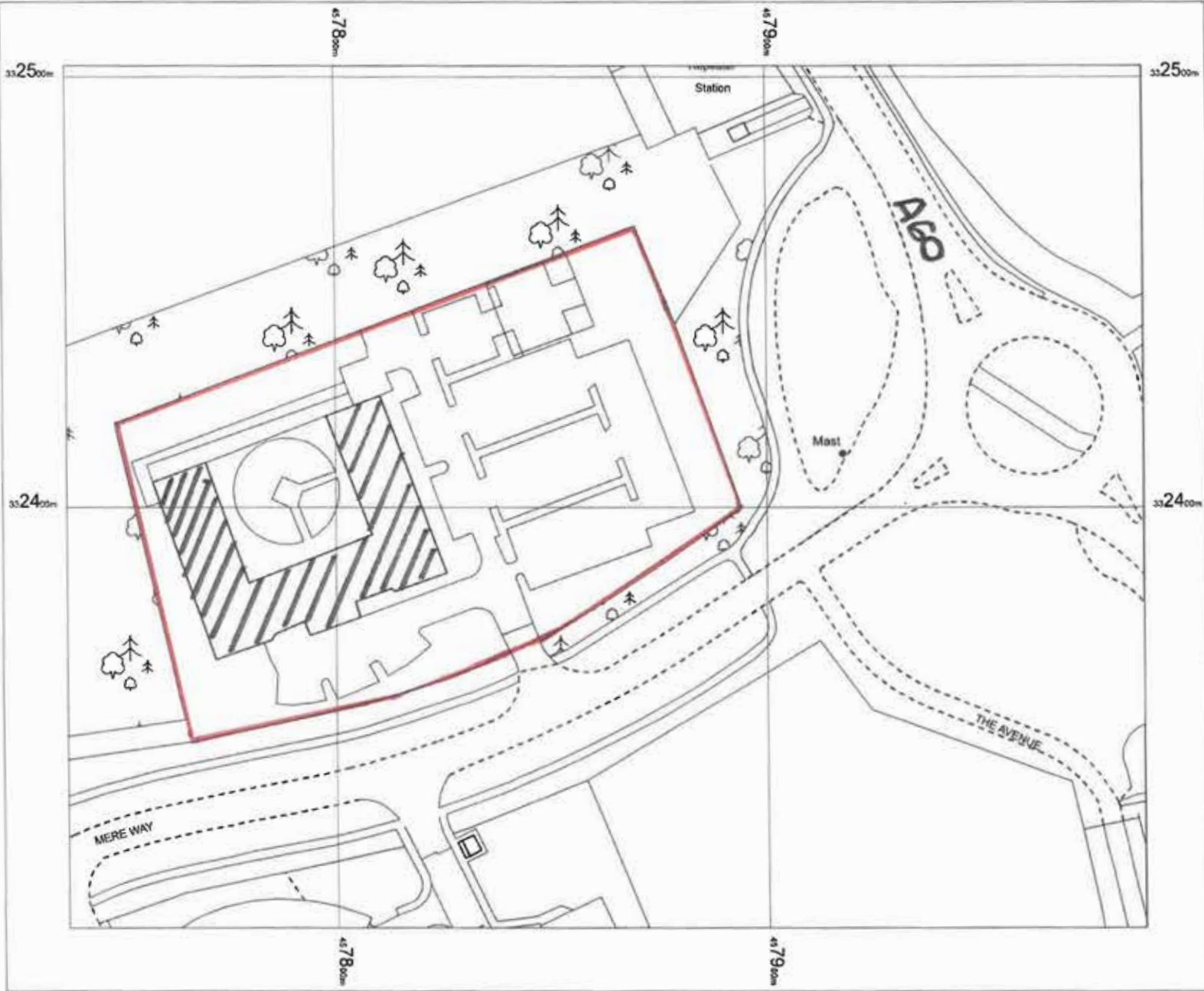
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457862 E, 332402 N

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johnwright

maps@johnwright.com  
tel: 0115 950 6633



## VIEWING

Strictly by appointment through the joint sole agents:

New West, 17 The Triangle, NG2 Business Park, Nottingham, NG2 1AE  
Attention: Philip Westin-Hardy  
Email: [philip@newwest.co.uk](mailto:philip@newwest.co.uk)  
Telephone: 0115 986 3555



Or

JLL, City Gate East, Tollhouse Hill, Nottingham, NG1 5FS  
Attention: James Keeton  
Email: [james.keeton@eu.jll.com](mailto:james.keeton@eu.jll.com)  
Telephone: 0115 908 2120



[www.no1ruddingtonpark.co.uk](http://www.no1ruddingtonpark.co.uk)

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