

## Offices

- From 2,120 - 5,512 sq ft (196.95 - 512.08 sq m)
- Self-contained offices
- Long established Science Park location
- 22 dedicated car parking spaces

For enquiries and viewings please contact:



**Ross Whiting**  
0115 924 3243  
[rwhiting@innes-england.com](mailto:rwhiting@innes-england.com)



**Craig Straw**  
0115 924 3243  
[cstraw@innes-england.com](mailto:cstraw@innes-england.com)



**Units 3 and 4 William Lee Buildings, Nottingham Science Park, University Boulevard,  
Nottingham, Nottinghamshire NG7 2RQ**

**Location**

Nottingham Science Park is a long established business location, specialising in research and technology, offering a diverse range of accommodation from good quality office/workspace to award-winning Grade A offices. The Park is situated in a prominent position off University Boulevard (A6005) opposite to the University of Nottingham and adjacent to the Nottingham Tennis Centre.

The Park sits two miles west of Nottingham City Centre and Nottingham Railway Station, 0.5 miles from the Queen's Medical Centre and the A52 ring road.

The Park benefits from excellent public transport links with the NET Tram network and regular buses serving the Park from University Boulevard.

**Description**

The property comprises a pair of interlinked semi-detached single storey buildings under tiled ridge and hipped roofs, each with a double loading door to their eastern elevations. The property could be configured to provide two separate self-contained units.

Internally the property provides a mix of open plan and cellular accommodation with each unit having a dedicated kitchen and associated wc facilities. The specification includes:

- A mix of linoleum and carpet covered solid concrete floors
- Perimeter trunking
- Suspended ceilings with inset category II lighting
- Gas central heating throughout and air conditioning/comfort cooling in part
- Three-phase electricity power supply

**Accommodation**

	Sq M	Sq Ft
Unit 3	196.9	2,120
Unit 4	315.1	3,392
<b>Total</b>	<b>512.1</b>	<b>5,512</b>

Measurements are quoted on a Net Internal basis in accordance with the RICS Code of Measuring Practice, 6th Edition.

**Planning**

Nottingham Science Park has planning consent for use as B1 (Offices, Research and Development) with ancillary uses under the Town & Country Planning (Use Classes) Order 1987 and its subsequent amends.

**Tenure**

The property is available on new lease terms to be agreed. Consideration may be given to offering the units separately.

**Rates**

We understand from information taken from the Valuation Office Agency (VOA) website that the units are described as Offices and Premises and are assessed separately as follows:

- Unit 3 - Rateable Value £21,750
- Unit 4 - Rateable Value £34,000

**Service Charge**

An estate service charge will be payable in respect of the maintenance and upkeep of the Science Park together with the provision of overnight security. A guide is available from the agents upon request.

**Rent**

Rent on application

**VAT**

All sums quoted exclusive of VAT if applicable.

**Legal Costs**

Tenants will be responsible for the landlord's legal costs incurred in the transaction.

**EPC**

Unit 3 has an EPC assessment of C-54 and Unit 4 has an EPC assessment of C-71.

**Viewing**

By appointment with the sole agents.

Date Produced: 15-May-2019



