

PRESTIGIOUS OFFICES IMMEDIATELY AVAILABLE

**FOR SALE / TO LET 5,000 sq ft – 15,000 sq ft
SELF-CONTAINED OFFICES**

AVAILABLE ON A FLOOR BY FLOOR BASIS



Abbeyfield Court | Abbeyfield Road | Nottingham | NG7 2SZ


ABBAYFIELD
COURT

ABBAYFIELD COURT

NOTTINGHAM LANDMARK OFFICES

HIGHLY VISIBLE LOCATION



ABBAYFIELD
COURT

ACCOMMODATION

Abbeyfield Court is designed to be occupied either as a **whole or on a floor by floor basis**. Any occupier can benefit from the flexible way in which the buildings can be split and as such the site can accommodate occupiers seeking either **5,000 sq ft** (464 sq m), **10,000 sq ft** (929 sq m) or **15,000 sq ft** (1,393 sq m). Unlike many buildings in its class, Abbeyfield Court has been purpose built as a call centre and so benefits from an **additional specification** which most office buildings in Nottingham cannot offer.

33 CAR PARKING
SPACES



CALL CENTRE
READY



SPECIFICATION



CAT 6
CABLING



FULL RAISED
ACCESS FLOORS



COMFORT COOLED
ENVIRONMENT



EMERGENCY BACKUP
GENERATOR



PASSENGER
LIFTS



SUSPENDED CEILING
WITH CAT II LIGHTING



1. CARDINAL HOUSE - 10,000 sq ft



ABBAYFIELD COURT

LOCATION

| Destination | Miles | Time |
|-----------------|-----------|---------|
| City Centre | 3 miles | 9 mins |
| Junction 25, M1 | 6.5 miles | 14 mins |

| Destination | Miles | Time |
|-----------------------|----------|---------|
| Junction 24, M1 | 9 miles | 15 mins |
| East Midlands Airport | 12 miles | 22 mins |
| Derby | 15 miles | 25 mins |

| Destination | Miles | Time |
|-------------|-----------|--------------|
| Leicester | 25 miles | 40 mins |
| Birmingham | 50 miles | 1 hr |
| London | 125 miles | 2 hr 25 mins |

ABBAYFIELD COURT

HEADQUARTER OFFICE BUILDINGS

CAPABLE OF SINGLE OR MULTIPLE OCCUPATION

BENEFITS

- + Feature entrance
- + Designed to serve 85 people per 5,000 sq ft floor plate
- + Flexible open plan floor plates ready for fit out
- + Total of 33 car parking spaces
- + Additional car parking available close by

AVAILABILITY AND RATEABLE VALUES

| BUILDING | FLOOR | sq ft | sq m | RATEABLE VALUE | RENT |
|--------------------|--------------|---------------|----------------|----------------|--|
| 1. Cardinal House* | Ground Floor | 5,000 | 464.5 | £90,000 | Competitive rent upon application. Subject to contract. |
| 1. Cardinal House* | First Floor | 5,000 | 464.5 | | |
| 2. Abbott House | Ground Floor | 5,000 | 464.5 | £50,000 | |
| Total | | 15,000 | 1,393.5 | | |

*Available individually or combined.

The current service charge level is approximately based upon £1.20 per sq ft.



2. ABBOTT HOUSE – 5,000 sq ft



ABBEYFIELD COURT

IN GOOD COMPANY

MEET THE NEIGHBOURS



[01]



[02]



[03]



[04]



[01]



[02]



[05]



[06]



[07]



[08]

PLACES TO EAT NEARBY

The site is well served by local mobile food vans. In addition, there is also a nearby Sainsbury's supermarket and a good selection of restaurants and pubs:

- + Nandos
- + Chiquitos
- + Frankie and Benny's
- + Five Guys
- + Costa Coffee
- + Pizza Hut
- + Beefeater Pub
- + Harvester Pub
- + Hungry Horse Pub



[03]



[04]



[05]



[06]



[07]



[08]

ABBEYFIELD COURT

ABBEYFIELD ROAD

NOTTINGHAM NG7 2SZ



ABBEYFIELD
COURT

TRANSPORT LINKS



Tram Services

The site is approximately 1 mile from the nearest tram stop, Wilford Lane, where there is a 12-minute journey to the city centre. Trams run every 7 minutes at peak times.



Nearby Parking

The incoming tenant is able to secure a minimum of **15 spaces with Power League** at a cost of £1 per day. Interested parties are advised to contact the joint marketing agents for further information.



Public Transport

There is a regular bus service to Abbeyfield Road from the city centre. The 49 and 49x serve the Boots site down Thane Road, and the bus stops 2 minutes from Abbeyfield Court at the bottom of Bull Close.



Park and Ride

Nottingham City Council's Queens Drive Park and Ride is just 400m away.

FLEXIBLE OPEN PLAN SPACES



CALL CENTRE READY



OPEN PLAN FLOOR PLATES

DETAILS

Rent

Available by way of a new full repairing and insuring lease.

Services

Mains supply of electricity and water are available and connected.

Price

Parties interested in buying should note that the asking price of the underlease at premium is based upon £130.00 per sq ft.

VAT

VAT is applicable to the service charge, rent and price at the prevailing rate.

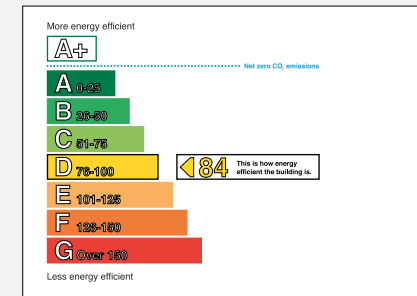
VIEWING



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