

**TO LET**

# Fully fitted Grade A Offices with excellent public transport links

**Waterfront House** | Technology Drive | Beeston Business Park | NG9 1LA

- High quality open plan offices
- Space available: 8,533 sq ft or 26,240 sq ft
- Single floor plate
- Fully fitted, ready for immediate occupation
- Secure site with manned gatehouse
- Good parking with no levy
- Excellent public transport connections

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## Waterfront House

Technology Drive  
Beeston Business Park  
NG9 1LA

### The Property

Location

Floor Options

Car Parking

Tenure

Rent

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## The Property

The offices provide a single floor plate of high quality offices at first floor level which are fully fitted with meeting room suites, breakout facilities and open plan office areas. The offices are fitted to the following specification:

- Fully air conditioned
- Kitchen and break out areas
- LED energy efficient lighting
- Contemporary WCs and showers
- 200mm full access raised floors throughout
- Generous floor to ceiling heights
- Good natural light



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## Location

Waterfront House sits within Beeston Business Park, located approximately 3 miles south west of Nottingham City Centre. The site benefits from excellent public transport links and road communications, with Beeston railway station immediately adjoining the Park, providing frequent services to both Nottingham City Centre (6 minutes) and London St Pancras (1 hour 40 minutes) as well as connections to local towns and cities such as Loughborough, Leicester and Derby.

East Midlands International Airport is 12 miles south of the Business Park and easily accessible from the M1.

The offices are situated within an established business park environment, adjacent to Attenborough Nature Reserve.



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## Floor Options

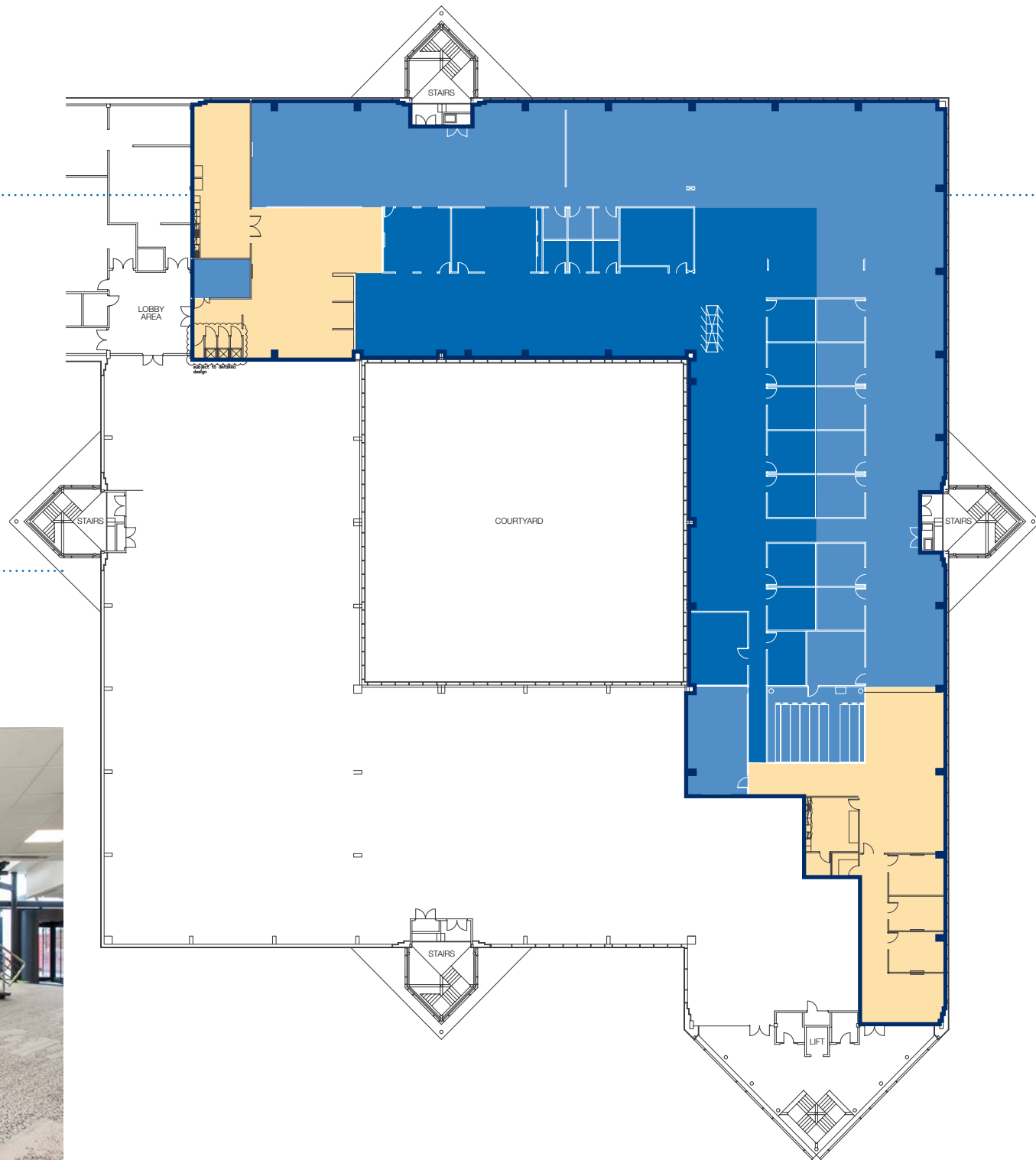
 Whole office area  
2,438 sq m (26,240 sq ft)

 Sub-lease area  
793 sq m (8,533 sq ft)

 Shared areas

## Car Parking

Car parking is allocated at a ratio  
of 1:262 ft<sup>2</sup>.



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## Tenure

The offices are available by way of a sub-lease of part. An assignment of the whole or a new lease with the landlord, subject to negotiation.

## Rent

**Sub-lease area:** £125,000 per annum

**Whole:** £364,612 per annum

## Business Rates

To be separately assessed.

## Service Charge

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

## EPC

The building has an EPC rating of D88.

## VAT

VAT will be applicable.



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### IMPORTANT NOTICE:

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