

Budget Offices

212.6 sq m (2,285 sq ft)

Ground Floor Offices, Unit 18, Easter Park, Lenton Lane, Nottingham, NG7 2PX

To Let



- Highly affordable offices
- A combination of open plan & private offices
- 10 car parking spaces
- No Workplace Parking Levy



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Location

Easter Park forms part of the ever popular Lenton Industrial area with notable occupiers including Sytner BMW, Greypaul Ferrari, Warhammer and Siemens.

It is situated to the south-west of Nottingham city centre and affords easy access to the A52 Nottingham bypass. It is also within easy walking distance of tram stops.

The Property

The premises comprise a self-contained ground floor suite forming part of Unit 18, Easter Park; a large factory/warehouse premises. It comprises open plan accommodation that has been sub-divided in part with lightweight partitioning to form a series of individual offices and meeting rooms along with separate male and female cloakrooms and kitchen facilities.

Heating is provided by wall mounted steel panel radiators.

Externally, there is parking for 10 vehicles (with the potential for more spaces by negotiation).

Accommodation

The property has been referenced on a net internal basis and the following floor areas calculated:-

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Services

All mains services are available and connected to the premises. The gas supply is shared with the first floor accommodation and the costs are split equally between the premises.

Town & Country Planning

The property has consent for uses within Class B1 of the Town & Country Planning (Use Classes) Order 1987.

EPC

The property falls within Band D (score 93). A copy of the EPC Certificate and Recommendation Report are available upon request.

Rates

Charging Authority:	Nottingham City Council
Description:	Offices & premises
Rateable Value:	£14,500
Period:	2019/2020

Terms

The office is available on an internal repairing basis for a term of years to be agreed between the parties.

Rent

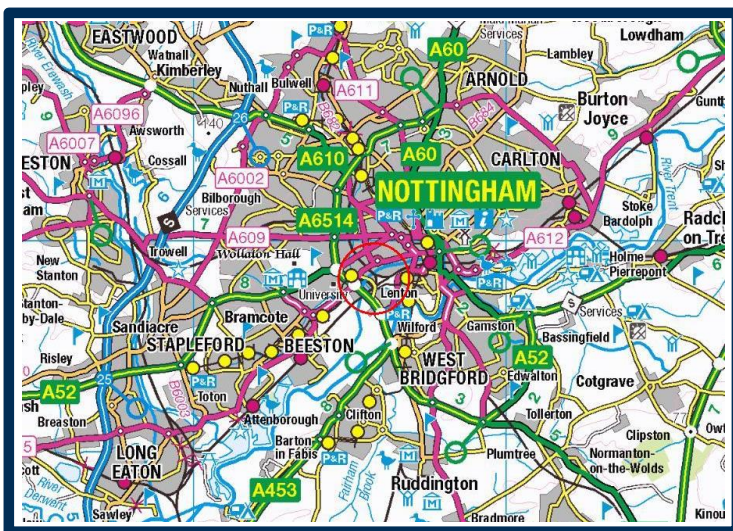
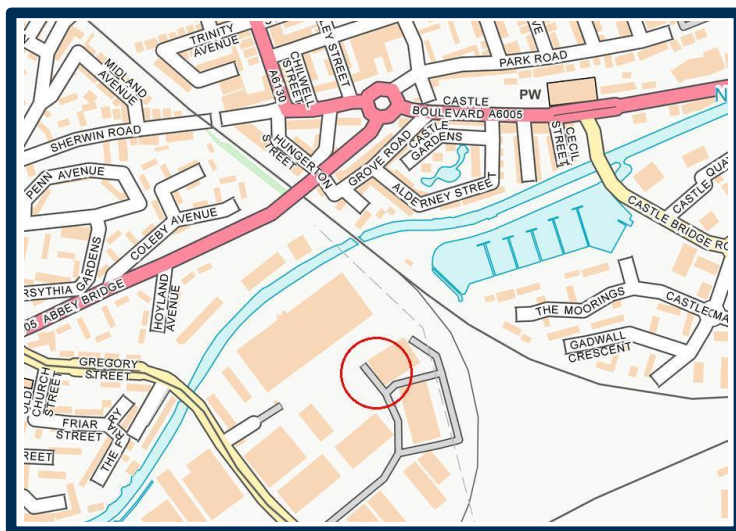
£24,000 per annum.

Services

All costs associated with the gas supply into the unit are split equally with the first floor occupier.

VAT

VAT will be applicable to all outgoings at the prevailing rate.



Viewing

Strictly by prior appointment
with the sole agents.

NG: Sunny Landa
T: 0115 989 7091
E: sunny@ng-cs.com

NG: Charlotte Steggle
T: 0115 989 7098
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SUBJECT TO CONTRACT

Ref: SI/RKB/8347 09.11.18