



5/6 NG2 BUSINESS PARK

The Triangle, Nottingham, NG2 1AE

For Sale / To Let Prime Offices



KEY HIGHLIGHTS

- Rare freehold.
- Desirable Business Park with access to NET tram and road links to A52.
- Twenty six dedicated car parking spaces.
- Capable of sub-division.





LOCATION

Nottingham is a major city in the East Midlands, within the heart of England with excellent transport links, rapid access to the Motorway system, a major railway station and a comprehensive public transport network. The city lies approximately 128 miles north of London, 51 miles north east of Birmingham and 73 miles south of Leeds. Road communications are excellent with the M1 providing routes north and south and the A50 giving a direct link to Derby and the west. The train station located to the south of the city centre provides direct trains to London St Pancras International Train Station with a journey time of approximately 1 hour 41 minutes.

Nottingham has a population of approximately 305,680 (2011 census), with an average of over 62,000 full time students living across two universities. The local economy employs more than 300,000 people, and is growing at a faster rate than regionally or nationally. It is also one of the UK's top 10 retail centres and one of only six designated Science Cities within the UK.

SITUATION

The property is situated on NG2 Business Park which has become the most popular business park in Nottingham, attracting occupiers including Experian, Mercedes, Jaguar Land Rover, Geldards, HSBC and Pentland Group amongst others.

The property is located on The Triangle which forms part of the NG2 Business Park and comprises a campus of pavilion style office buildings.

NG2 Business Park lies approximately 1.5 miles south west of Nottingham city centre, off Queens Drive (A453), the main arterial route between Nottingham and Junction 24 of the M1 motorway. The business park has excellent public transport links including regular bus services and its own tram stop with Line 2 of the NET tramline passing directly through the business park providing fast links to Nottingham city centre.

Castle Marina Retail Park lies within close proximity of NG2 and includes a large Sainsbury's superstore, a hotel and various shops and restaurants.

DESCRIPTION

The Triangle Development comprises a campus of pavilion offices of a high specification. The subject property is detached but comprises two pairs of two storey units, being of a brick construction under mono pitched roofs with part decorative brick and part rendered elevations incorporating powder coated aluminum framed windows and entrances.

Externally, the property benefits from CCTV and wall mounted uplighters.

Internally, the accommodation is configured to provide generally open plan offices at ground floor together with perimeter cellular offices and reception.

The property retains its two original staircases and benefits from a lift to first floor.

The first floor is configured to provide similar open plan and cellular offices, including a boardroom and attractive breakout / kitchen area.

The property provides the following Grade A specification:

- Passenger lift 775 kg nine person
- Six WCs
- Breakout area and two kitchens
- Full access raised floors
- Suspended ceilings with LED lighting
- Comfort cooling / heating
- Solar controlled glazing
- Alarm
- CCTV
- Twenty six car parking spaces

ACCOMMODATION

Measured in accordance with the following RICS Code of Measuring Practice (6th Edition) we calculate the property provides the approximate following net internal areas:

AREA	SQ FT	SQ M
Ground Floor	4,080	379
First Floor	4,080	379
TOTAL	8,160	758

The above is for guidance purposes only.

TENURE

The property is available on either a freehold or leasehold basis on full repairing and insuring terms to be agreed between the parties.

RENT

£134,640 (£16.50 per sq ft) per annum exclusive.

PROPOSAL

£1,632,000 (£200 per sq ft) exclusive.

The property is capable of sub-division and our clients will consider sensible proposals for either a part sale or letting.

SERVICE CHARGE

An estate service charge is applicable and we understand it is in the region of £391.00 per annum exclusive of VAT. Further details can be provided.





EPC

The premises have an EPC assessment of B40.

VAT

VAT is applicable.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

MONEY LAUNDERING REGULATIONS

In accordance with the Money Laundering Regulations, the purchaser will be required to provide full proof of identity, address and funding prior to an offer being accepted and solicitors being instructed.

VIEWING

Strictly by appointment only with the Sole Agent, Savills.

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