

TO LET GROUND FLOOR OFFICE SUITE

UNIT 7B, EAST BRIDGFORD BUSINESS PARK

Kneeton Road, East Bridgford, Nottingham, NG13 8PJ



Key Highlights

- Secure business park with ample car parking
- Convenient location to the A46, A52 and with good access to Nottingham city centre
- Ground floor modern office suite extending to 1,010 sq ft
- Zero business rates for qualifying companies in 2019/2020
- Immediately available on new lease terms to be agreed
- High speed broadband available

SAVILLS NOTTINGHAM
Enfield Chambers, 18 Low Pavement
Nottingham NG1 7DG

+44 (0) 115 934 8000

[savills.co.uk](https://www.savills.co.uk)

The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, with the 's' and 'a' in red and the remaining letters in black. It is positioned on a yellow rectangular background.

Location

East Bridgford Business Park is situated off Kneeton Road on the outskirts of East Bridgford, a picturesque commuter village located approximately 10 miles equidistant between Nottingham and Newark. The A46 is situated within two miles of the property and gives access to Leicester in the south and Lincoln/Newark/the A1 to the north-east. The location also provides good access to the A52 linking both Nottingham and Derby to the west and the A1/Grantham to the east.

Description

A modern ground floor office suite providing good quality office accommodation.

The suite comprises a mix of both open plan, directors' office and meeting room, plus separate kitchen/staff room.

The specification of the accommodation includes carpeted floors, suspended ceilings with LED lighting, radiators, three compartment perimeter trunking and kitchen facility.

Toilet facilities are provided within the common areas of the building on the ground floor.

Accommodation

From measurements taken on site, we calculate the suite provides the following net internal area:

UNIT	SQ M	SQ FT
7B	93.81	1,010

Car Parking

There are three designated car parking spaces allocated to this suite. Additional overspill car parking is available throughout the business park.

Tenure

The suite is available on a new lease for a flexible term of years to be agreed and is ready for immediate occupation.

Rent

£12,000 per annum exclusive.

Estate Charge

An estate charge will be levied for upkeep of the common parts, including grounds maintenance.

Further details available from the letting agents upon request.

EPC

B46.

VAT

We understand that VAT is payable in addition to the quoted terms.

Legal Costs

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

Viewing & Further Information

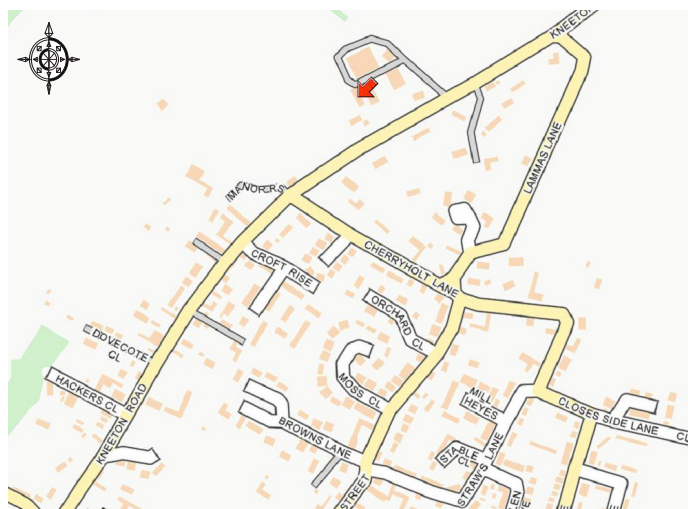
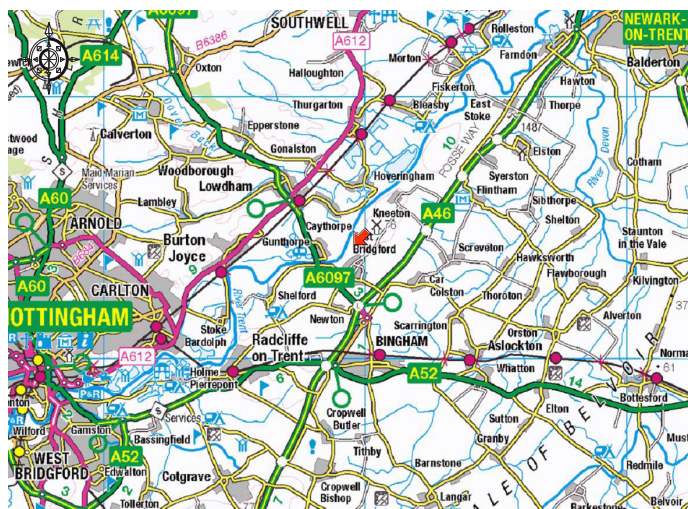
Strictly by prior appointment with the Sole Agent, Savills.

Contact

Ian Muxlow
+44 (0) 115 934 8053
imuxlow@savills.com

Ria Khan
+44 (0) 115 934 8057
nkhan@savills.com

Savills Nottingham
Enfield Chambers, 18 Low Pavement
Nottingham NG1 7DG



IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Designed and Produced by Savills Marketing: 020 7499 8644 | June 2019

savills