

Secure Office Premises

102 sq m (1,097 sq ft)

DB House, Rani Drive, Basford, Nottingham, NG5 1RF

To Let



- Virtually brand new offices
- Well presented
- Secure car parking
- Immediately available



Secure Office Premises

**DB House, Rani Drive, Basford, Nottingham,
NG5 1RF**

Location

Rani Drive is situated off the B6004 on Arnold Road in the Basford suburb of Nottingham.

The location affords easy access to the A610 Nuthall Road which joins the M1 at Junction 26 and also the A6514 Outer Ring Road.

The Property

The premises comprise single storey offices configured to provide private offices and cloakroom/kitchen facilities and a large open plan office.

The property has been fully refurbished to include new flooring, painted plaster walls and ceiling and mounted lighting. The accommodation is heated by electric heaters.

Accommodation

Measured on a net internal basis, the property provides the following approximate floor area:-

102 sq m (1,097 sq ft)

Services

Mains supplies of water and electricity are evident within the property, but we can provide no warranty with regard to their capacity or connectivity.

Rates

The unit has not been independently assessed for rating purposes by the Valuation Office Agency as it forms part of the larger hereditament. Therefore at present it does not have a rateable value. Please contact the marketing agents for further details.

Tenure

The property is available by way of a new internal repairing and insuring lease for a minimum term of 3 years.

Rent

£12,000 per annum exclusive payable quarterly in advance on the usual quarter days.

Insurance

A charge of £500 plus VAT will be levied in respect of the insurance premium.

Service Charge

A service charge of £750 plus VAT will be levied in respect of the maintenance and upkeep of the common parts of the estate.

VAT

VAT is not applicable to the rent.

Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the transaction. However, any ingoing tenant will be required to provide a legal undertaking for £1,000 towards the landlords legal costs incurred in documenting the tenancy. The undertaking will only be called upon in the event of the tenant either withdrawing from the transaction or substantially seeking to amend the basis of the deal once solicitors have been instructed.



Viewing

Strictly by prior appointment
with the sole agents.

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Property Misdescriptions Act: 1. Statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agents, the Vendor or Lessor. They are made subject to contract and form no part of any contract or warranty. 2. Particulars are prepared in good faith, to give a fair overall view of the property. If anything is particularly relevant to your interest, ask for further information. These particulars are believed to be correct; accuracy is not guaranteed. 3. The particulars are not a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. Information on services is based on information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to purchase. 4. Photograph/s depict only certain parts of the property; it should not be assumed that any contents or furnishings, furniture etc in the photograph/s are included within the sale. 5. Dimensions, distances and floor areas are approximate. Plan areas and measurements are based on Ordnance Survey Group Plans and there may be some discrepancy with Title Deeds. These are given as a guide only. Purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective. 7. Information on Town & Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. 8. Plans contained within these particulars have been reproduced by permission of Emapsite/Ordnance Survey, are not to scale and are for identification purposes only.

SUBJECT TO CONTRACT

Ref: SL/RKM/7059 16.05.12

Energy Performance Certificate

Non-Domestic Building



Unit 3a
DB House
Rani Drive
NOTTINGHAM
NG5 1RF

Certificate Reference Number:
0292-9243-9530-8700-1203

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



.....Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

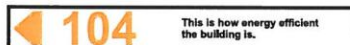
D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient



Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	147
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	50.79

Benchmarks

Buildings similar to this one could have rating as follows:

29

If newly built

76

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.