



Manvers Suite  
St James Business Park  
Radcliffe on Trent  
Nottingham  
NG12 2JP

**£16,500**  
per annum exclusive

## HIGH QUALITY BARN CONVERSION OFFICES

**124.57 sq m ( 1,341 sq ft)**

Approximate Net Internal Floor Area

# TO LET

### FEATURES INCLUDE....

PRESTIGIOUS HIGH QUALITY DEVELOPMENT / GENEROUS CAR PARKING PROVISION / SECURE ENVIRONMENT

#### Location

St James Business Park is close to the picturesque village of Radcliffe on Trent, in the Vale of Belvoir, yet only approximately 7 miles from Nottingham City Centre.

Located off the A52, the Park is ideally situated for easy commuting distance to Newark, Leicester, Grantham and Nottingham.

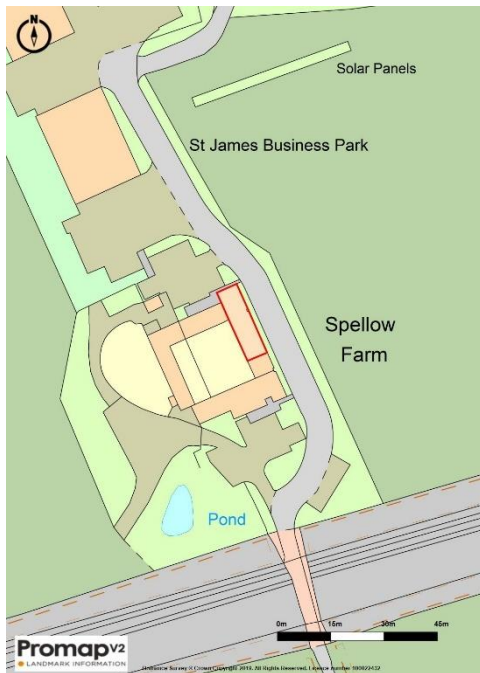
Rail services link Radcliffe with Nottingham and Grantham. A frequent bus service links Nottingham to Bingham, with bus stops at the entrance to the Business Park. The nearby village centres of Radcliffe and Bingham provide a wide range of shops and amenities.

#### Description

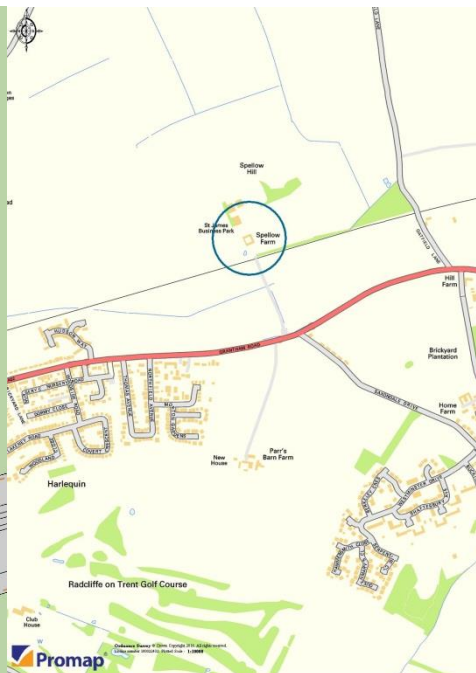
The property comprises of a former barn which has been converted into office space.

The accommodation is arranged over the ground floor level proving a modern, predominantly open plan office suite with reception area, board room , kitchenette and WC facilities.

The property further benefits from 8 parking spaces and a communal courtyard.



Map View



Plan View

Accommodation

**TOTAL**

**124.57 m<sup>2</sup> /  
1,341 ft<sup>2</sup>**

## Planning

We understand that the premises have Planning Consent for office use.

Ingoing tenants should ensure that their use complies within planning regulations. For further information please contact Rushcliffe Borough Council on 0115 981 9911.

## Business Rates

2017 Rateable Value	£15,000
Rates Payable 2019/2020	£7,365

## Rent

£16,500 per annum exclusive.

## Terms

The premises are available on the residue if an existing lease expires in November 2021.

Alternatively the premises may be available by way of a new lease for a term of years to be agreed

## Estate Charge

The Business Park is managed by an Estate Charge which covers expenses incurred relating to the communal areas. Further information is available upon request.

## VAT

VAT will be payable in addition to the rent. The position with regard to VAT is reserved at all times and interested parties are advised to seek independent advice in relation to this matter.

## Legal Costs

Each party is to be responsible for their own legal costs associated with this transaction.

## Energy Efficiency Rating

A copy of the Energy Performance Certificate is available upon request.

## Services

We understand that mains electricity, water and drainage are connected to the premises. However, we recommend that interested parties contact the relevant service providers to confirm this.

## Viewing

Strictly by prior appointment through the sole letting agents, Musson Liggins.





## ADDITIONAL PHOTOGRAPHY

