

# THE ISAAC NEWTON CENTRE

Nottingham Science Park, Nottingham, NG7 2RH

RENT  
from  
£9 psf



## CAMPUS STYLE OFFICES TO LET

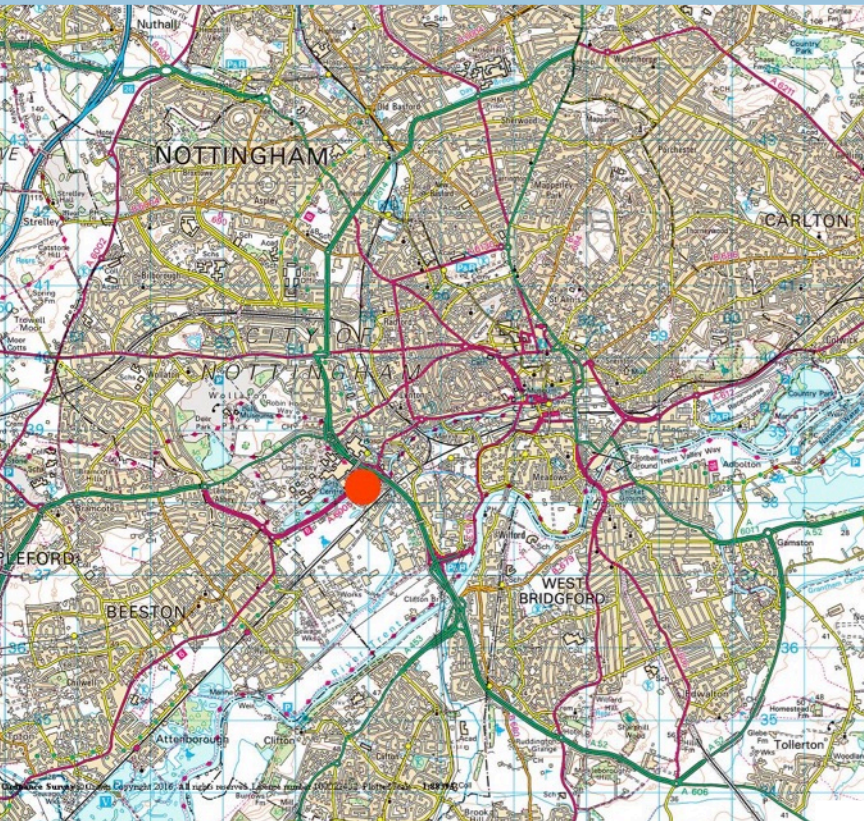
- 3,909 sq ft up to 7,843 sq ft
- Excellent Public Transport Links
- Open plan space
- 31 On site parking spaces
- Air conditioned
- Fully refurbished
- **BUILDING TWO AND FOUR NOW LET**

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# LOCATION

The Isaac Newton Centre, Nottingham Science Park



Set within a landscaped campus style environment, the Isaac Newton Centre is part of the well-established Nottingham Science Park located on the south side of A6005 University Boulevard, 2 miles south west of Nottingham city centre and immediately adjacent to the world renowned Nottingham University (world top 1% ranked). Occupiers include Toyota, Chinook Sciences 4 Energy and Verus Precision.

The location is next to the Nottingham ring road (A52), in turn providing convenient access to J24/25 of the M1. Phase 2 of the NET tram network provides an adjacent tram stop. Regular Bus services also run along University Boulevard into the city centre, Beeston and Long Eaton.





## DESCRIPTION

The Isaac Newton Centre provides campus style accommodation in four self-contained blocks around a landscaped central courtyard. Each block is arranged internally as follows:

		SQ FT	SQ M
1	Ground	1,733	161
	First	2,201	204
	<b>Total</b>	<b>3,934</b>	<b>366</b>
2	Ground	1,697	102
	First	515	124
	<b>Total</b>	<b>2,212</b>	<b>226</b>
3	Ground	1,808	168
	First	2,101	195
	<b>Total</b>	<b>3,909</b>	<b>363</b>
4	Ground	64	88
	First	135	98
	<b>Total</b>	<b>199</b>	<b>185</b>
<b>COMBINED TOTAL</b>		<b>12,268</b>	<b>1,138</b>

Measurements are quoted on a Net Internal Area basis in accordance with the RICS Property Measurement First Edition. IPMS 3 floor areas can be provided if required.

- The accommodation has been fully refurbished to provide an excellent quality, modern working environment.
- Each self-contained building provides modern open plan accommodation together with WC and kitchen facilities across two floors.
- The accommodation was last occupied by a single tenant, and would lend itself to single occupation or sub-division on a block by block basis.
- Current park proposals from City Council include new fibre connection and on-site coffee shop.
- The majority of the space is air-conditioned, and there are 31 marked parking spaces provided.



## SERVICE CHARGE

An estate service charge is payable to cover shared costs (refuse, landscaping, roadways, lighting etc). Details on application.

## BUSINESS RATES

The property is assessed on a suite-by-suite basis. Further guidance is available upon request.

## SCIENCE PARK COVENANT

Occupiers may be required to demonstrate a use consistent with the Science Park concept or a commercial link the University or other higher educational institutions. Further details on application.

## EPC

	EPC Rating
<u>Building 1</u>	E105
<u>Building 2</u>	D85
<u>Buildings 3 and 4</u>	D86

## TERMS

The offices are available as a whole or as individual suites, with rents based on a competitive £9 per sq ft, per annum.

## CONTACT

For further information or to arrange a viewing, please contact the joint agents:

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