

**TO LET**

**UNIT 11 WHEATCROFT BUSINESS PARK  
LANDMERE LANE  
NOTTINGHAM**



**SELF CONTAINED TWO STOREY OFFICE  
NIA: 3,887 SQ FT (361.1 SQ M)**

**MODERN WELL PRESENTED OPEN PLAN OFFICES  
ADJACENT TO A52  
18 CAR PARKING SPACES  
DUE TO BE REFURBISHED  
ESTABLISHED LOCATION ON POPULAR BUSINESS PARK  
AVAILABLE SEPTEMBER 2019**

**SAT NAV: NG12 4DG**

Property Particulars

**Geo  
Hallam &  
Sons**

**0115 958 0301**  
[www.geohallam.co.uk](http://www.geohallam.co.uk)

## LOCATION

The property forms part of the well-established Wheatcroft Business Park which occupies a prominent position adjacent to Nottingham's outer ring road providing convenient access to the M1, A46 and A52 road network.

Other occupiers of Wheatcroft Business Park include Quantum Clothing Group Limited, Prominent (Europe) Limited, Media First Limited, Ergo Computing and Renato Software Ltd.

Wheatcroft Business Park has been improved by the new access created on to Melton Road.

## DESCRIPTION

The property comprises a semi-detached self-contained two storey predominantly open plan office building being brick built under a pitched roof.

The premises are due to be refurbished by the outgoing tenant to provide the following specification:

- New carpets throughout
- Suspended ceilings
- LED Lighting
- Kitchenette facilities
- Gas fired central heating
- Comfort cooling
- Perimeter trunking
- Ground Floor Kitchen & WC facilities

## CAR PARKING

There are 18 car parking spaces available.

## ACCOMMODATION

From measurements taken on site we calculate that the property has the following NET internal area:

Description	sq ft	sq m
Ground Floor	1,304	121.1
First Floor	2,583	240
Total	3,887	361.1

## TERMS

The property is available on a new fully repairing and insuring lease for a term of years to be agreed.

## QUOTING RENT

The premises are available to rent on a new fully repairing and insuring lease for a term to be agreed at a rental of:

**£14.50 per sq ft per annum**

## BUSINESS RATES

From our enquiries of the Valuation Office Agency website we understand that the property currently forms part of a larger assessment alongside the two adjacent properties and will therefore need to be re-assessed upon occupation.

A guide is available from the agent upon request.

## SERVICE CHARGE

A Service Charge is payable in respect of the maintenance and upkeep of the common areas of the building as well as Wheatcroft Business Park.

Further information is available from the agents upon request.

## PLANNING

From our enquiries of Rushcliffe Borough Council we understand that the property has the benefit of planning consent for use as offices under class B1 (A).

Alternative uses may be permitted although interested parties are advised to make their own enquiries of Rushcliffe Borough Council planning department.

## VAT

All sums are quoted exclusive of VAT if applicable.

## ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Rating of B (48).

## LEGAL COSTS

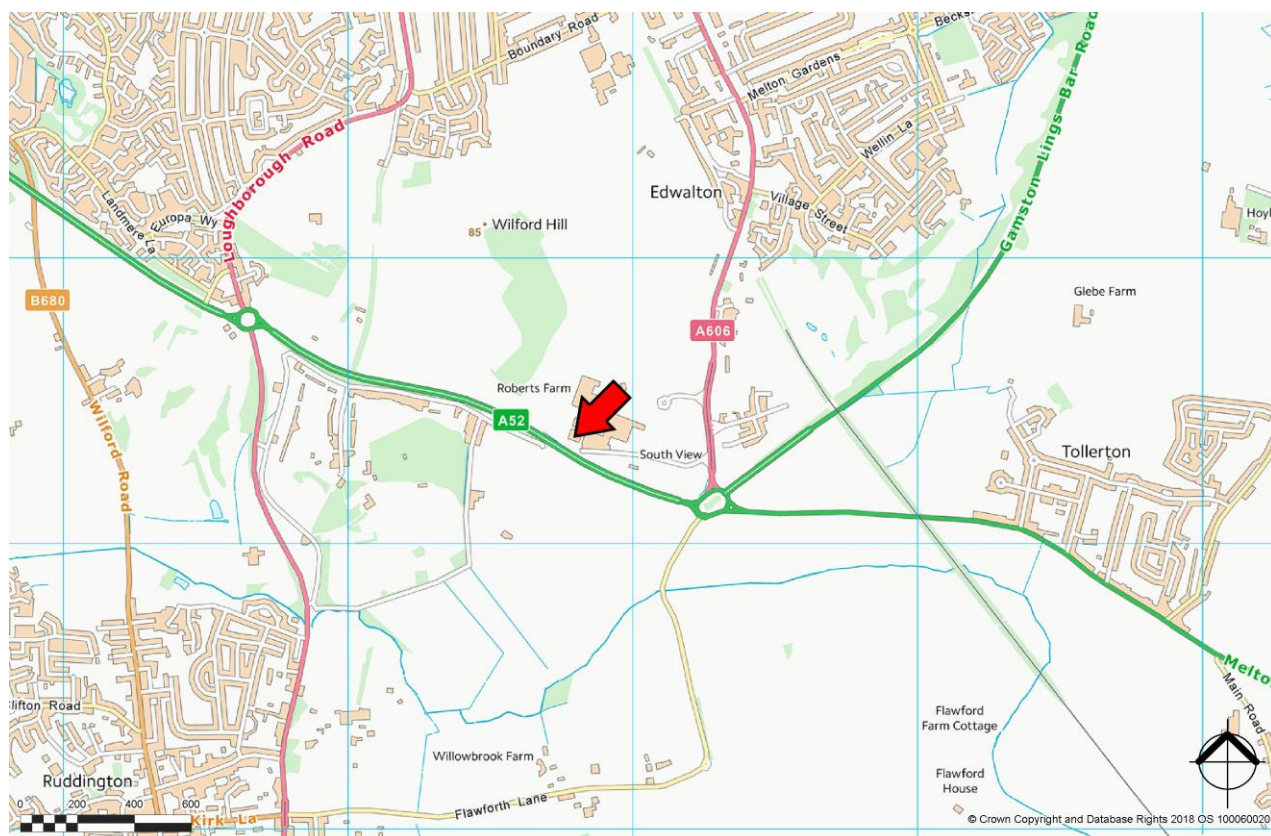
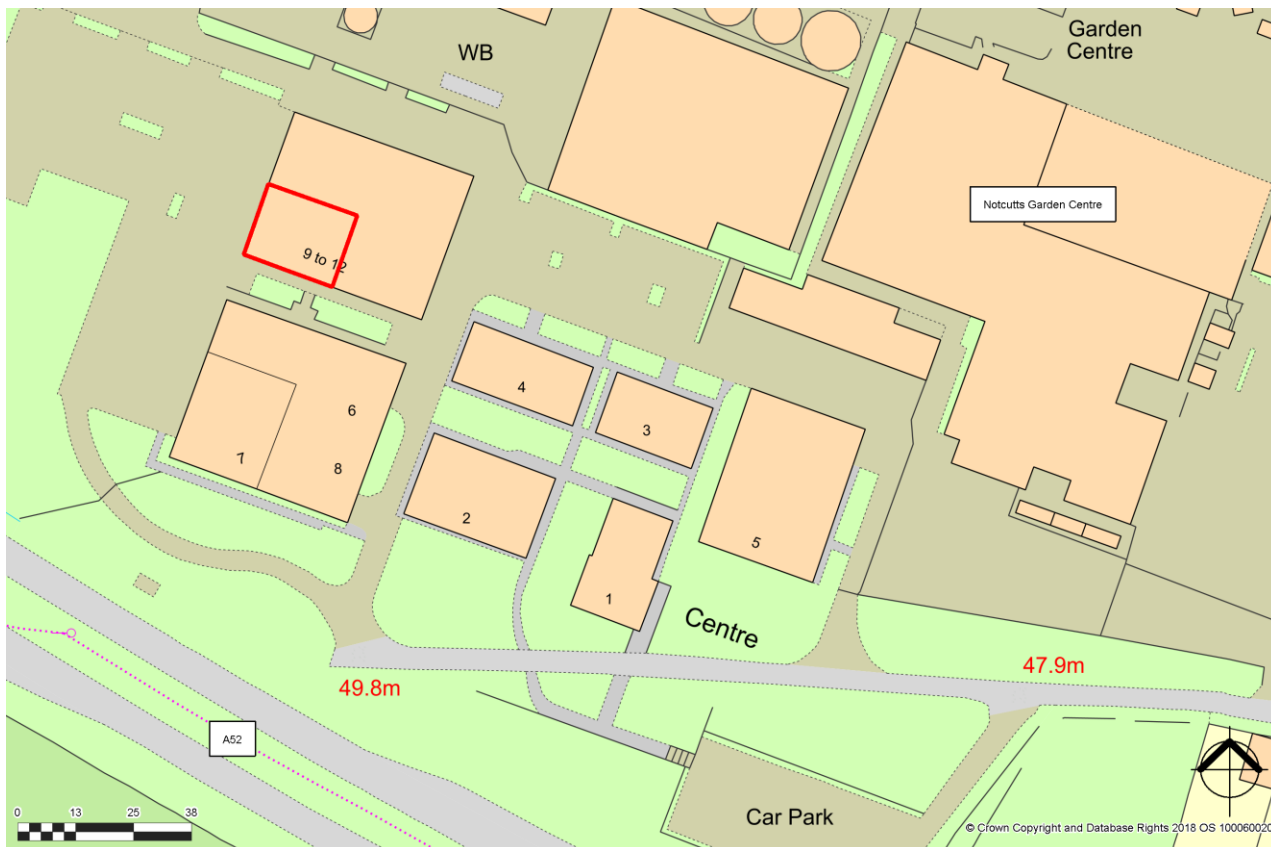
Each party will be responsible for their own legal fees involved in the transaction.

## VIEWING

Strictly by appointment with the sole agent Geo. Hallam & Sons:

**Contact:** Giles Davis  
**Email:** giles@geohallam.co.uk  
**Direct Tel:** 01159 580 301

June 2019



Geo

Hallam &  
Sons

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www.geohallam.co.uk

## Property Particulars

Chartered Surveyors

24 Regent Street  
Nottingham  
NG1 5BQ

Tel : 0115 958 0301  
Fax : 0115 950 3108

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