

BUSINESS SPACE OPPORTUNITY

13 Poplars Court, Lenton Lane, Nottingham NG7 2RR



RENT!

**£19,500
PER ANNUM**

SUPERBLY APPOINTED, FULLY REFURBISHED SELF-CONTAINED OFFICE

- 131 sq m (1,408 sq ft)
- Up to 7 car parking spaces
- Secure site close to the A52 Nottingham ring road & adjacent to NET tram stop

Location:

The property is situated within the Poplars Court office village, a high quality development of self-contained 'own front door' offices.

The location offers access to the adjacent A52 (Nottingham ring road) with Nottingham city centre being approximately 1.5 miles to the east.

The NET Nottingham tram network has a passenger stop close by, offering quick and convenient connections to the city centre, railway station and other park and ride facilities.

The site is close to the Queens Medical Centre with other occupiers in the vicinity including Games Workshop, Paul Smith, Sytner BMW, Siemens and Graypaul Ferrari.

The development is set within a secure fenced and automated gated site, with CCTV security coverage.

Description:

Self-contained office building, refurbished to a high specification throughout. The accommodation is predominantly open plan arranged over two floors with separate meeting areas.

The accommodation is air conditioned and has good quality kitchenette facilities.

Externally there are 4 marked parking spaces, although the current occupiers are able to park 7 cars in total through 'double banking'.

Accommodation:

Measured on a *net internal* basis in compliance with the RICS code of measuring practice, the property has the following approximate areas:-

Ground Floor:	67 sq m	(721 sq ft)
First Floor:	64 sq m	(687 sq ft)
TOTAL:	131 sq m	(1,408 sq ft)

We are aware that other properties on the development specify dimensions on a gross internal basis. For comparison purposes we can confirm that the gross internal area of number 13 is 148.7 sq m (1,601 sq ft).

Planning:

B1 (Offices)

**Interested? Contact Will Torr 0115 979 3491 wtorr@heb.co.uk
OR Robert Maxey 0115 979 3496 rmaxey@heb.co.uk**

0115 950 6611

heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD

Rent:

The property is available to rent on a new lease at an extremely competitive rent of:-

£19,500 Per Annum

Less than £14 per sq ft for high quality, air conditioned accommodation. 13 Poplars Court offers superb value for money.

Service Charge:

An estate service charge is payable in respect of maintenance and upkeep of common parts, site security etc and is currently £250 per quarter.

Rates:

Rateable Value	£15,500
Rates Payable 2018/19	£ 7,440

VAT:

Vat is applicable to the rent and other outgoings.

EPC:

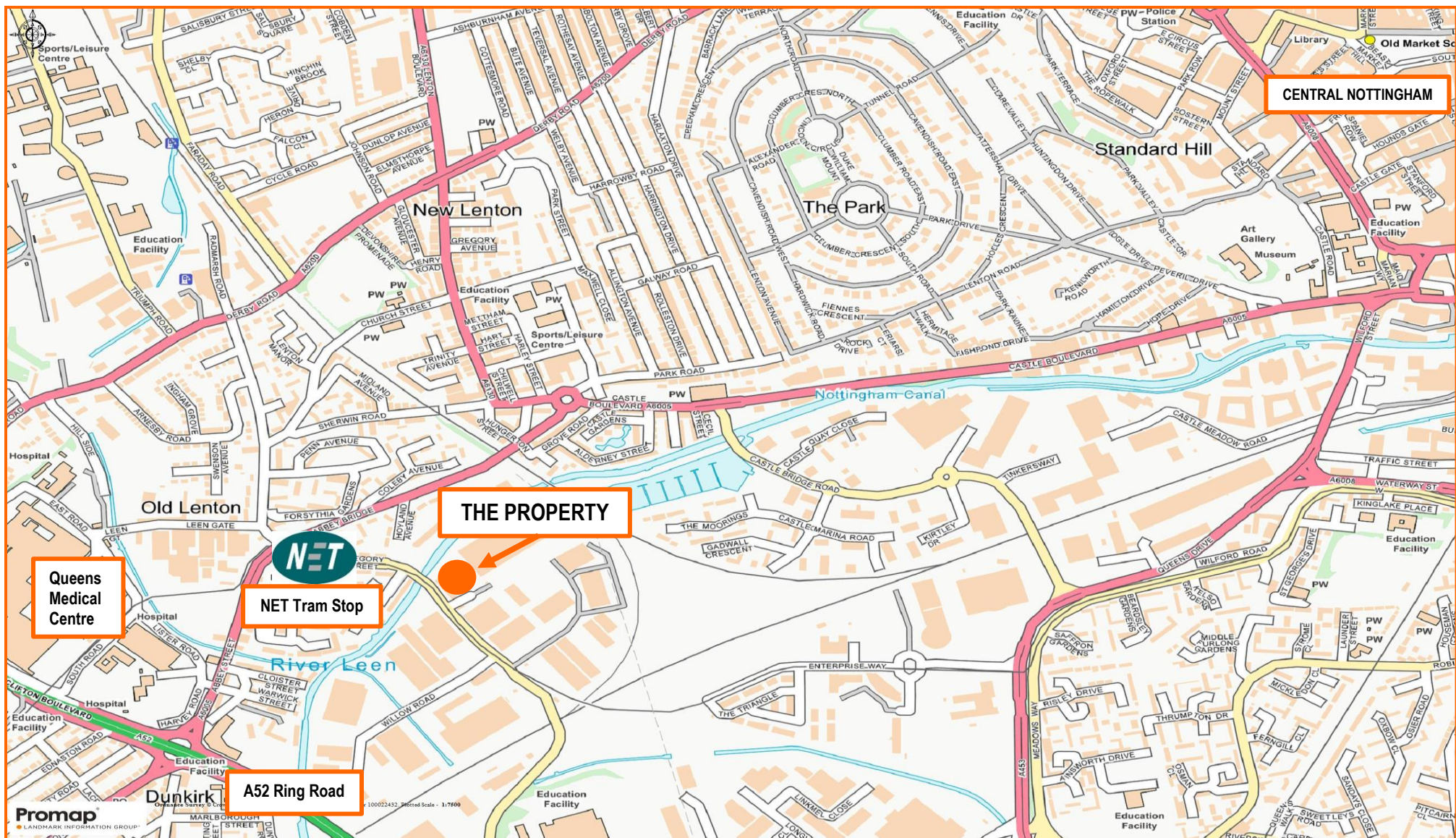
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The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Prices/rents quoted in these particulars may be subject to VAT in addition.

a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract.

b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.