

Recently refurbished offices

- ▶ Suites from 1,129 - 3,736 sq ft
- ▶ Self-contained high quality offices
- ▶ Suitable for alternative uses (subject to planning)
- ▶ Dedicated on-site car parking for 9 vehicles

For enquiries and viewings please contact:



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Lady Bay House, Meadow Lane, Nottingham, Nottinghamshire NG2 3HQ

Location

The property is located in the Lady Bay area, in a prominent position at the junction of Meadow Lane / Lady Bay Bridge (A6011). The A6011 links to London Road (A60) providing easy access into Nottingham City Centre circa 2 miles north. To the south east the A52 provides rapid access to the recently dualled A46 and the A610 links to Junction 26 of the M1 motorway circa 6.3 miles north west.

Excellent public transport links also serve the property. Regular bus routes serve Lady Bay and the surrounding areas and the NET Tram network and Nottingham railway station are within circa 1.2 miles north west. The NET tram network and bus routes run regular services in and around the City Centre and to the surrounding suburbs. The railway station provides frequent services to London St Pancras (journey time 1 hour 40 minutes) as well as connections to local towns and cities such as Loughborough, Leicester and Derby.

Description

The property comprises a prominent self-contained two storey office which has been refurbished to provide open plan accommodation benefiting from the following specification:

- New suspended ceilings with inset LED lighting
- Newly redecorated throughout
- New carpet tiled covered floors with full perimeter trunking
- Kitchenette
- Gas central heating

There are associated w.c.'s on each floor.

Dedicated car parking is provided to the rear of the property with 9 marked car parking spaces and a further car parking space formerly utilised for cycle storage, or more if double parked.

Accommodation

	Sq M	Sq Ft
Part Ground Floor	104.9	1,129
First Floor	242.2	2,607
Total	347.1	3,736

Measurements are quoted on a Net Internal Area basis, in accordance with the RICS Code of Measuring Practice, 6th Edition.

Planning

We have made enquiries of Nottingham City Council who advise that the premises have a current planning consent under Class B1 (Office) Use in accordance with the Town & Country Planning (Use Classes) Order 1987 and its subsequent amends.

Alternative uses may be permitted, subject to obtaining any requisite consents.

Interested parties are advised to make their own enquiries of the Planning Authority on 0115 876 4447.

Tenure

The property is available as a whole or floor by floor on new lease on terms to be agreed between parties.

Rates

The property will have to be reassessed upon occupation.

Rent

Rent upon application

VAT

All sums quoted exclusive of VAT if applicable.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

EPC

The premises has an EPC assessment of C-71.

Viewing

By appointment with the sole agents Ross Whiting or Craig Straw.

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