

High spec  
**SERVICED  
OFFICES**



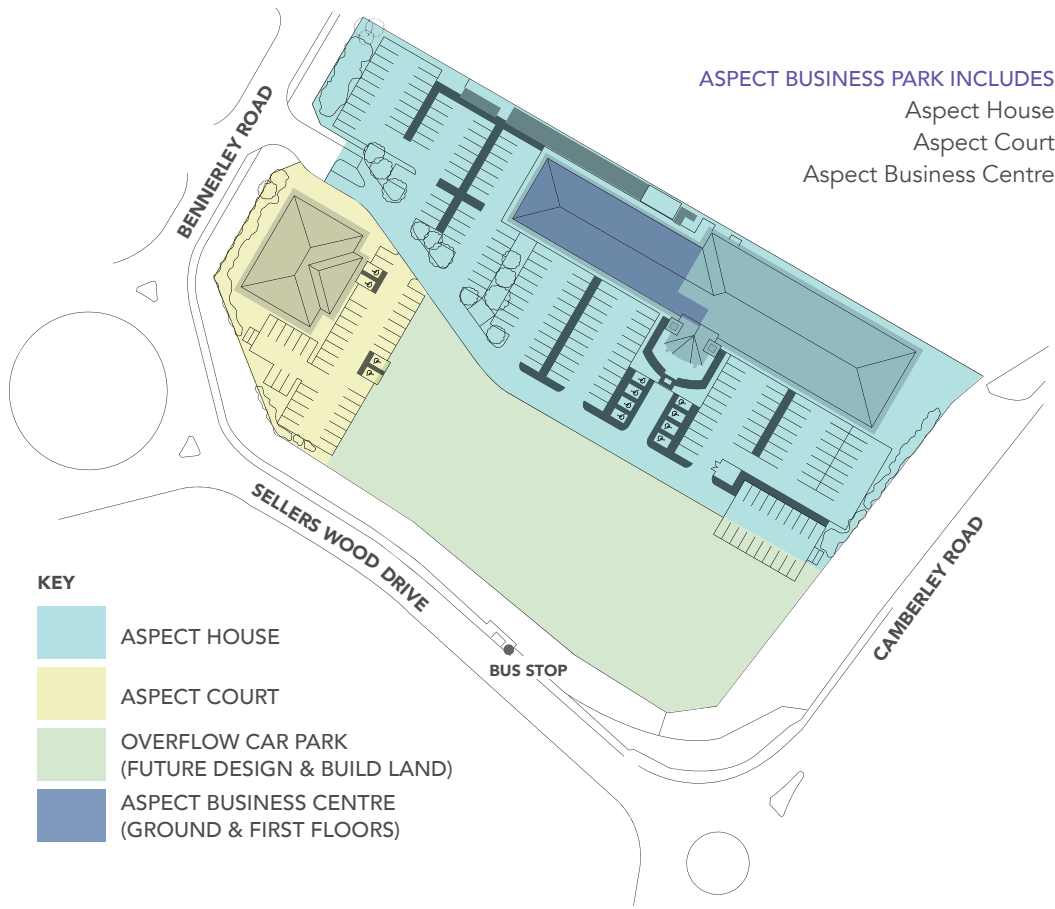


# HIGH SPECIFICATION OFFICE ACCOMMODATION IN A LANDSCAPED & SECURE BUSINESS PARK ENVIRONMENT

NG6 8WR / NOTTINGHAM / JUNCTION 26 M1

The scheme provides modern business accommodation within a secure and easily accessible business park with great motorway links.

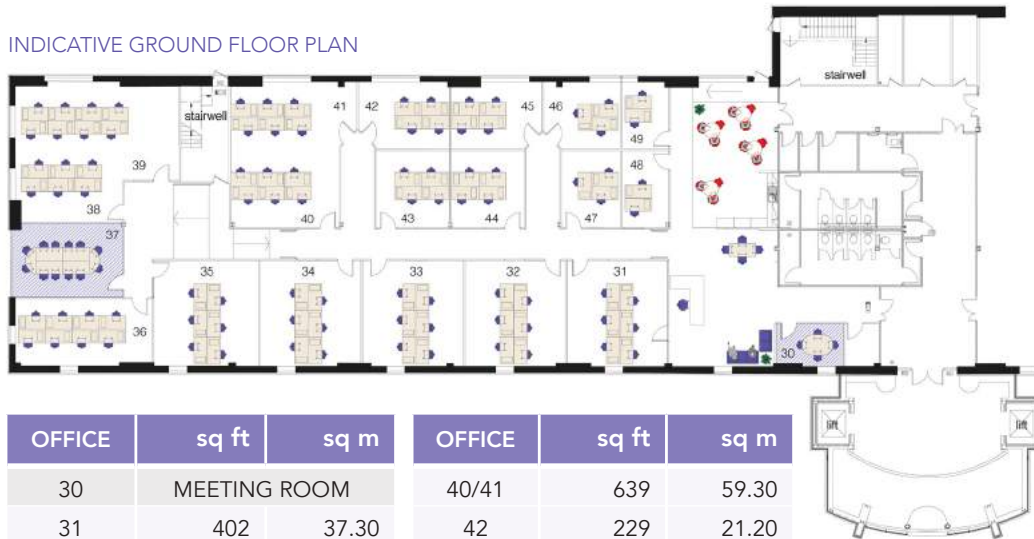
The site has the benefit of excellent 24-hour on-site security 365 days a year incorporating a gated entrance and a comprehensive CCTV system, all of which are managed through an estate service charge.



## WHY RELOCATE TO ASPECT BUSINESS CENTRE

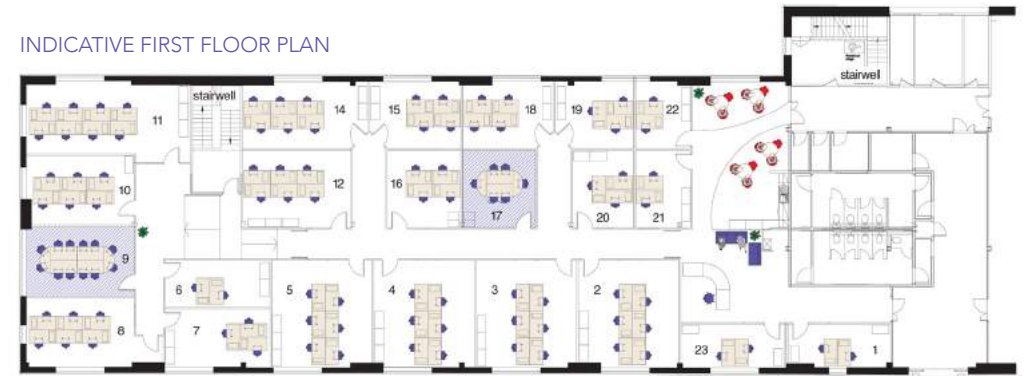
- A building that enhances your business image
- Excellent working environment for you and your staff
- On site car parking
- Easy access to Nottingham City Centre and M1 motorway
- Prestigious meeting rooms
- Free meeting space within the centre and Aspect House
- Range of office sizes allowing your business to grow
- Simple plain English licence agreement with easy in and easy out terms
- Friendly and helpful staff who listen and act on customers' needs

INDICATIVE GROUND FLOOR PLAN



OFFICE	sq ft	sq m	OFFICE	sq ft	sq m
30	MEETING ROOM		40/41	639	59.30
31	402	37.30	42	229	21.20
32	402	37.30	43	214	19.80
33	403	37.50	44	214	19.80
34	403	37.50	45	227	21.10
35	424	39.30	46	194	18.00
36	344	31.90	47	175	16.20
37	MEETING ROOM		48	135	12.50
38/39	757	70.30	49	117	10.90

INDICATIVE FIRST FLOOR PLAN



OFFICE	sq ft	sq m	OFFICE	sq ft	sq m
1	164	15.30	11	435	40.50
2	403	37.50	12	317	29.50
3	403	37.50	14	298	27.70
4	403	37.50	15	227	21.10
5	403	37.50	16	213	19.80
6	179	16.70	17	MEETING ROOM	
7	227	21.10	18	227	21.10
8	310	28.80	19	197	18.30
9	MEETING ROOM		20	183	17.00
10	282	26.20	21	163	15.20
			22	142	13.20

EPC RATING: D (88)



## SERVICED OFFICES / FULLY EQUIPPED / FLEXIBLE TERMS

### RECEPTION AND SUPPORT SERVICES

The Centre's team are on hand to receive your mail, greet your visitors and assist you with the front of house issues that disrupt your work time – leaving you free to devote your energy to managing and growing your company.

### A GREAT PLACE TO WORK

As a company located at Aspect Business Centre you will be in a prestigious, modern headquarters style hi-tech building, which promotes a very high quality image for your company - a building in which you and your staff will be proud to work.

### WELL EQUIPPED OFFICES

The Centre is fully air conditioned. All offices have suspended ceilings with high quality lighting and carpeted raised-access floors. They are fully wired for telephones and high speed internet access. Modern style desks, operator chairs and storage cupboards are also provided.

The Centre is serviced by a fibre optic line, with VoIP business telephones.



## SERVICED OFFICES / FULLY EQUIPPED / FLEXIBLE TERMS

## ENQUIRE

### A GREAT PLACE TO MEET

For informal meetings, occupants are welcome to use the break out areas in the Business Centre and those located in the open plan areas within Aspect House.

We also offer meeting rooms for more formal meetings. Occupants of the Business Centre receive a discount on meeting room bookings.

### FLEXIBLE TERMS

The Business Centre has a range of offices that are suitable for all needs from a small start-up enterprise to offices for 10 people or larger. So as you grow your business you can grow within the Business Centre. Our terms are "easy in, easy out" with licences as short as one month and deals available with terms of more than 3 months.

### OUR AGREEMENT INCLUDES

- Prestigious hi-tech offices
- On site parking
- Business rates, heating, light and power
- 24 hour access, security and CCTV
- Repairs and maintenance
- Landlord's service charge

For further information and advice on moving to Aspect Business Centre call: 0115 901 7316 or email: [contact@aspectbusinesscentre.co.uk](mailto:contact@aspectbusinesscentre.co.uk)

[www.aspectbusinesscentre.co.uk](http://www.aspectbusinesscentre.co.uk)





# ASPECT BUSINESS PARK

# PRIME LOCATION

NG6 8WR / NOTTINGHAM / JUNCTION 26 M1



Ideally positioned adjacent to a well established commercial location and just 1.5 miles (2.5 km) from Junction 26 of the M1 motorway. Close by is Bulwell town centre with a regular bus service running to both Nottingham and Bulwell from a bus stop adjacent to the site.

The A610 offers efficient access to Nottingham outer ring road and the city centre with its cafés, bars and excellent shopping facilities.

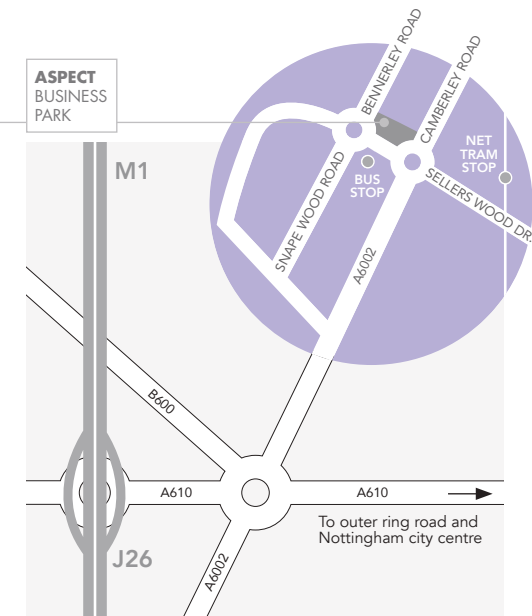
The M1 provides fast access to the M42 at Junction 23A and the A50 Stoke to Derby link road, a dual carriageway link west to the M6. Also located at Junction 23A is Nottingham East Midlands Airport which provides regular UK and European shuttle flights along with its fast expanding cargo handling facility.

## PUBLIC TRANSPORT

**BUS** - Aspect Business Park is located on the perimeter of the Blenheim Industrial Estate and is served by No. 68 and 69 buses which operate a regular service running every 10 minutes throughout the day from Nottingham city centre to a bus stop located immediately adjacent to the site.

**TRAIN** - The site can be accessed by the Robin Hood line to Bulwell with regular bus links to Aspect Business Park as above.

**TRAM** - The highly acclaimed NET tram system provides frequent comfortable transfers from the city's mainline train station and Nottingham city centre to Bulwell. A connecting bus service (No. 68 and 69) provides a direct link every 10 minutes from the tram to a bus stop located immediately adjacent to the site. Trams run every 10 minutes Monday to Saturday.



Existing occupiers on the park:



## CONTACT

**InnesEngland**  
**0115 924 3243**  
 innes-england.com

csinclair@innes-england.com  
 ehiley@innes-england.com

**GVA** **gva.co.uk/432**  
**0121 236 8236**

andrew.venables@gva.co.uk  
 adrian.griffith@gva.co.uk

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