
Isaac Newton Centre

Nottingham Science Park | Nottingham | NG7 2RH

Fully Refurbished Office Buildings on the Established Nottingham Science Park

From 161m² (1,733ft²) to 366m² (3,934ft²)



- Located just off the A52
- Tram and bus routes to the site
- Fully refurbished buildings
- Air conditioned
- High car parking provision
- Competitive terms available



To Let





Location

The property is located on the established Nottingham Science Park, accessed off University Boulevard (A6005) a short distance from the Ring Road (A52). Isaac Newton Centre is a short drive from Nottingham City Centre and approximately 10 minutes drives to Junctions 24, 25 and 26 of the M1 motorway.

The location benefits from excellent public transport links with Phase 2 of the NET Tram Network and regular bus routes running down University Boulevard, a short walk from the offices.

This is a highly established location boasting occupiers such as Toyota, Chinook Sciences, 4 Energy and Nottingham University among others.

The Property

The Isaac Newton Centre provides a campus style development of 4 self contained office buildings. We currently have 2 buildings available providing excellent quality refurbished space with air conditioning throughout. Each building is self contained and provides predominantly open plan accommodation with WC and kitchen faculties across 2 floors.

Our clients would consider letting the buildings as a whole or on a floor by floor basis.

From 161m² (1,733ft²) to 366m² (3,934ft²)



Accommodation

From measurements taken on site we calculate the following:

Description	m ²	Ft ²
Unit 1 Ground Floor	161	1,733
Unit 1 First Floor	204	2,201
Total	366	3,934

Description	m ²	Ft ²
Unit 3 Ground Floor	168	1,808
Unit 3 First Floor	195	2,101
Total	363	3,909

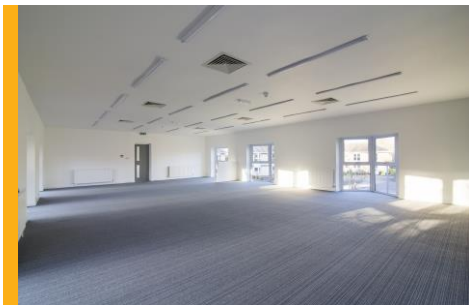
(This information is given for guidance purposes only)

Car Parking

Unit	Spaces
Unit 1	12
Unit 3	12

EPC

Unit	Rating
Unit 1	E – 105
Unit 3	D – 86



Terms

The property is available on new lease terms to be agreed.

Business Rates

The approximate business rates payable for each unit is £5.35 / sq ft.

(This information is given for guidance purposes only)

Rent

Quoting terms are available upon application of the agents.

Science Park Covenant

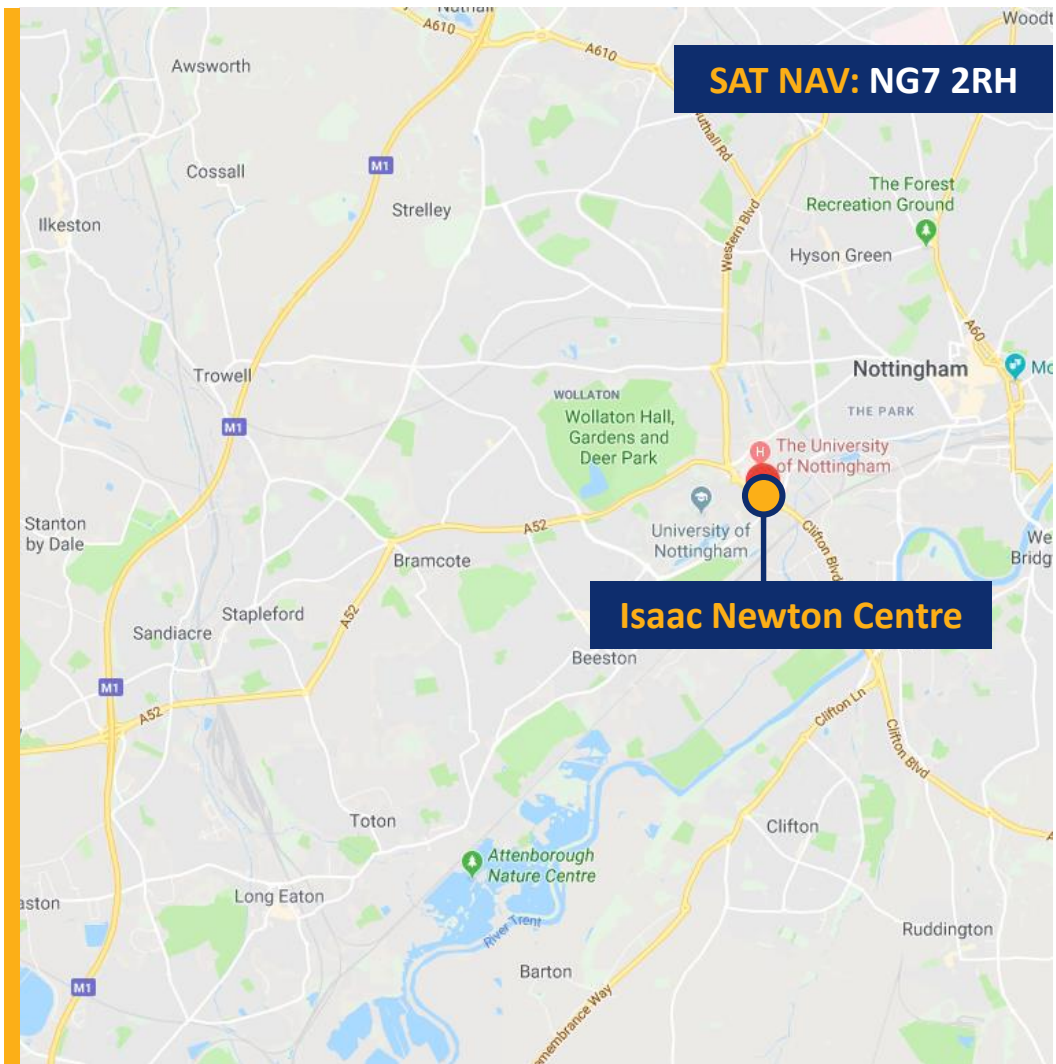
Occupiers may be required to demonstrate a use consistent with the science park concept or a commercial link with the University or other high end institutions. Further details are available from the agents.

Service Charge

A service charge will be levied to cover parts of the estate used in common. Further details are available from the agents.







For further information or to arrange to view please contact:

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