SELF-CONTAINED OFFICE BUILDING

McBeath
Property Consultancy
01904 692929
mcbeathproperty.co.uk

TO LET

UNIT G4 ASH TREE COURT, NOTTINGHAM BUSINESS PARK, NOTTINGHAM, NG8 6PY

- 1,085 - 2,242 SQ.FT (100.77 - 208.29 SQ.M)
- HIGH-QUALITY OFFICE ACCOMMODATION
- AVAILABLE AS A WHOLE OR FLOOR BY FLOOR BASIS
- EASY ACCESS TO THE M1 MOTORWAY
- 7 DEDICATED PARKING SPACES

McBeath Property Consultancy Ltd.
Chartered Surveyors, Agents, Valuers, Development Consultants, Property & Land Sales, Lettings, Acquisitions, Rent Reviews, Property Management.

2 Clifton Moor Business Village, James Nicolson Link, York, YO30 4XG. Registered in England no. 5419610

LOCATION

Nottingham Business Park is one of Nottingham's most successful out of town office locations, located approximately 5 miles to the west of Nottingham City Centre, just off the A6002, less than half a mile from Junction 26 of the M1 motorway.

More specifically, the subject property is located on Ash Tree Court, within an attractive courtyard development of two-storey office buildings which is situated towards the northern edge of Nottingham Business Park.

In terms of nearby local amenities, the location benefits from being positioned in close proximity to the Nottingham Belfry Hotel, Aldi, Holly Tree Farm Public House/Diner and Hickory's Smokehouse.

DESCRIPTION

The office comprises a mid-terraced two-storey self-contained building that forms part of a modern courtyard of similar buildings. The building is of steel portal frame with brick and block elevations inclusive of double-glazed aluminium framed window units, surmounted by a mono pitched sheet roof.

At ground floor the accommodation provides a lobby/waiting area on entry inclusive of male and female WC facilities that leads on to a combination of open plan and partitioned office accommodation along with a good-sized kitchen/canteen.

Access to the first-floor office accommodation is via a staircase leading off the entrance lobby. The first-floor accommodation provide more open plan accommodation along with 2 partitioned offices.

The accommodation generally comprises carpet floor coverings, painted plaster walls, low level perimeter trunking, suspended ceiling inclusive of heating/cooling units and a combination of lighting throughout.

ACCOMMODATION

The units have been measured in accordance with the RICS Code of Measuring Practice and has the following approximate Net Internal Areas: -

Ground Floor	100.77 sq.m	1,085 sq.ft
First Floor	107.52 sq.m	1,157 sq.ft
TOTAL	**208.29 sq.m**	**2,242 sq.ft**

TERMS

The premises are available by way of a new lease drawn on an effectively full repairing and insuring basis for a term of years to be agreed, to incorporate an upward only rent review pattern.

RENT

The unit is available either as a whole or on a floor by floor basis at the following rentals exclusive of rates and all other outgoings: -

Ground Floor - **£16,500 per annum**
First Floor - **£17,500 per annum**
Both Floors - **£30,000 per annum**

Subject to Contract - June 26

IMPORTANT NOTICE McBeath Property Consultancy Ltd, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McBeath Property Consultancy Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

SERVICE CHARGE

A service charge will be due for the maintenance and upkeep of the common areas and external elevations.

RATES

We understand the unit as a whole has a rateable value of £26,500.

Interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

PLANNING

We understand that the property's current planning use is as Administrative Offices under Use Class E (g) of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (2020 No.757).

SERVICES

It is understood that mains electricity, water and drainage are connected to the property.

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band B (36). A copy of the EPC is available on request.

LEGAL COSTS

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

VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

VIEWING

Viewings are strictly by prior appointment with the sole agents McBeath Property Consultancy.

A: Tom Grimshaw
T: 01904 692929
M: 07827 965146
E: tom@mcbeathproperty.co.uk

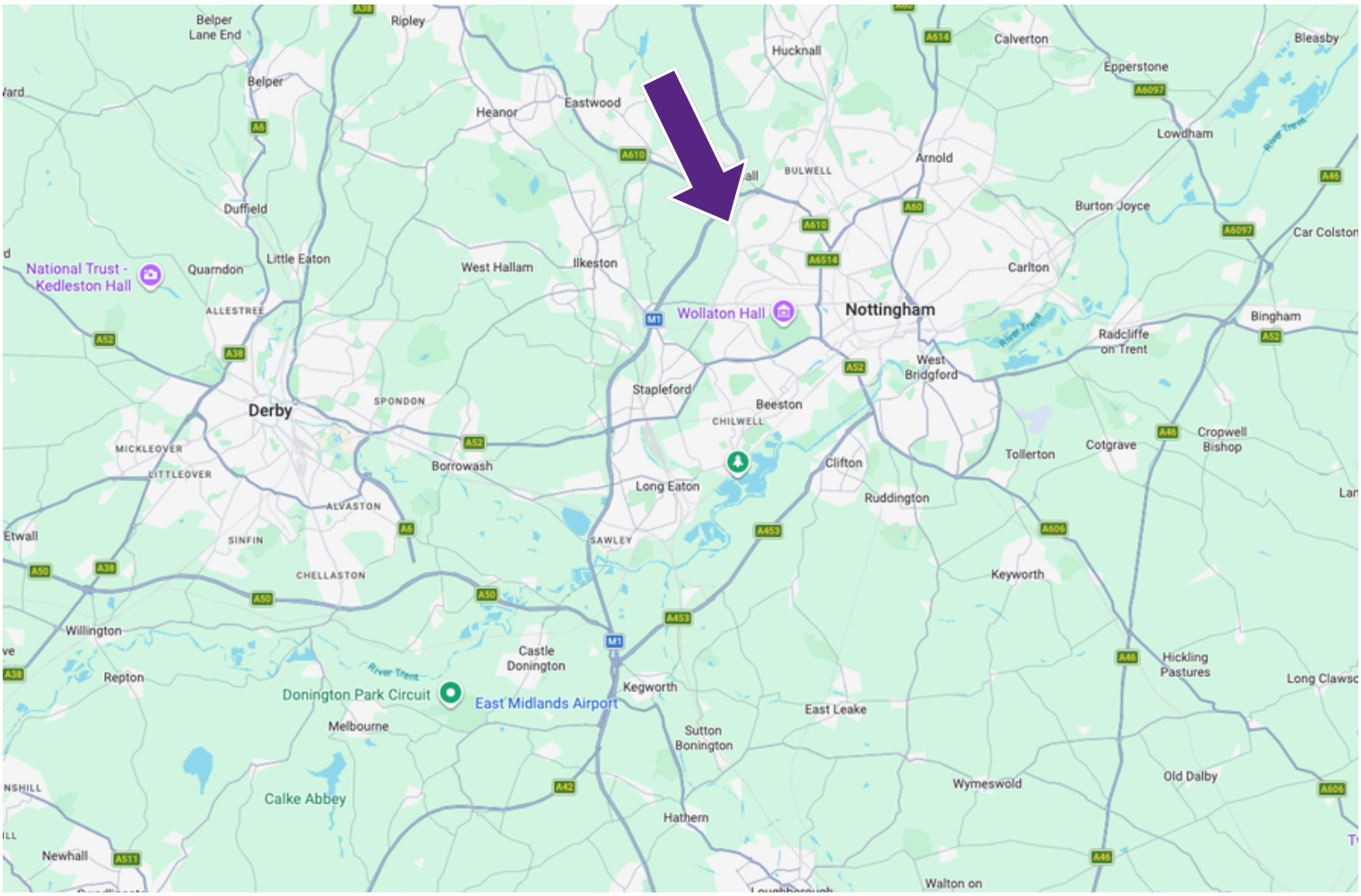
A: Andrew McBeath
T: 01904 692929
M: 07725 416002
E: andrew@mcbeathproperty.co.uk

Alternatively, please contact the Joint Agents, Salloway - William Speed - 01332 298000 / wspeed@salloway.com

Subject to Contract - June 26

IMPORTANT NOTICE McBeath Property Consultancy Ltd, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McBeath Property Consultancy Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

IMPORTANT NOTICE McBeath Property Consultancy Ltd, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McBeath Property Consultancy Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise



IMPORTANT NOTICE McBeath Property Consultancy Ltd, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McBeath Property Consultancy Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise