

High quality self contained offices with parking available on Eldon Business Park

149.61m²
(1,545ft²)

- Modern self contained open plan offices over two floors
- Excellent specification throughout
- 6 on-site car parking spaces
- Outside workplace parking levy
- Kitchen and WC facilities on both floors
- Good access to the M1 Motorway



FOR SALE



Location



Gallery



Video



Contact



Location

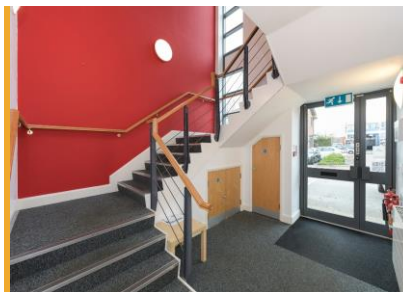
The premises are located on the well established Eldon Business Park approximately 6 miles south west of Nottingham City Centre.

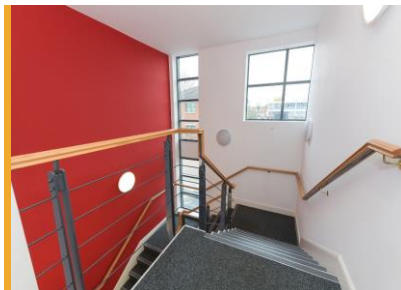
The business park is prominently located on the A6005 Nottingham Road and provides excellent access to the M1 Motorway to the west and Nottingham's Outer Ring Road network to the east.

Description

The property comprises a modern mid terrace two storey office building which provides a high standard of accommodation over two floors. The specification includes:

- Reception entrance area
- Double height feature windows
- Double glazing throughout
- Predominantly open plan office space layout to ground floor
- Kitchen and WC facilities
- Suspended ceilings with inset Cat 2 lighting
- Gas fired central heating
- Raised floor with floor boxes incorporating power and Cat 5 cabling
- Designated car parking for 6 vehicles





Floor Areas

The open plan offices are arranged over two floors with a Net Internal Area measuring:

Floor	m ²	ft ²
Ground Floor	70.15	755
First Floor	73.46	790
Total	149.61	1,545

(This information is given for guidance purposes only)

Sale Price

The property is available freehold and we are quoting a sale price of:

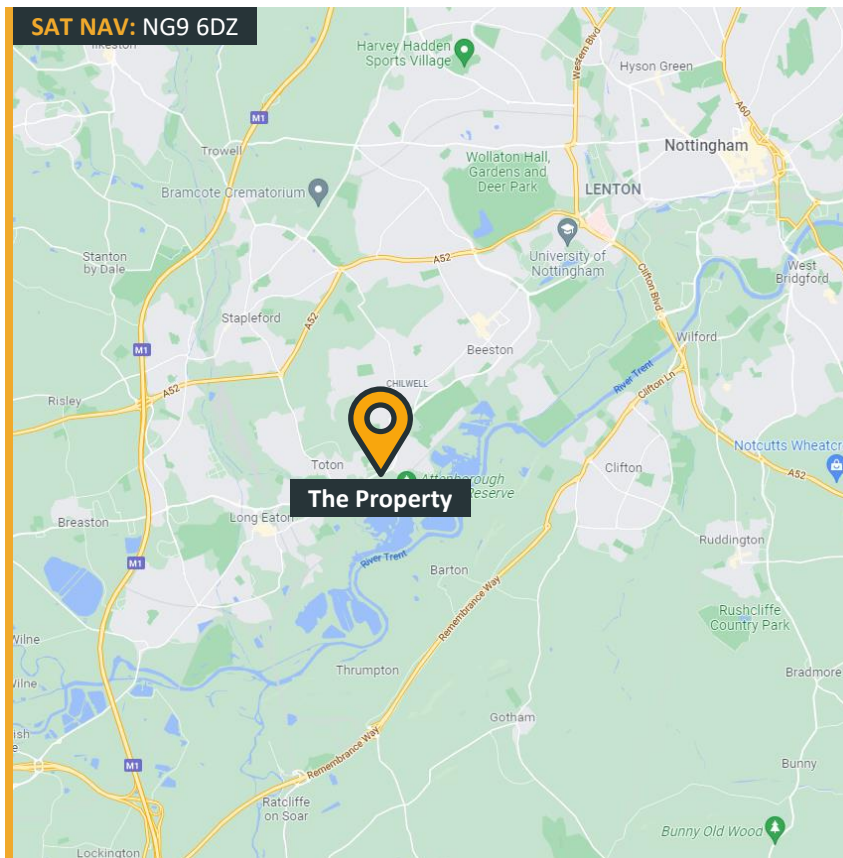
£275,000

(Two hundred and seventy five thousand pounds)

Planning

We understand the property has the benefit of Use Class E.

(This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries of the Local Authority)



VAT

VAT is applicable to the sale price due.

EPC

The property has an EPC Rating of C-72.

Business Rates

Business Rates are payable by the tenant directly to the Local Authority. Guide figures are available by way of the agent.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

Thomas Szymkiw

07896 035805

thomas@fhp.co.uk

Amy Howard

07887 787894

amy.howard@fhp.co.uk



Fisher Hargreaves Proctor Ltd.

10 Oxford Street
Nottingham, NG1 5BG

fhp.co.uk

15/11/2021

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.