

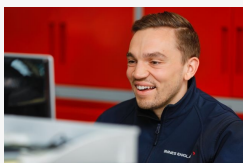


**Innovation House Ruddington Fields Business Park, Mere Way, Ruddington,
Nottinghamshire NG11 6JS**

MODERN OFFICES

- **NIA: 2,801-11,204 sq ft**
- **Grade A offices in desirable business park location**
- **Dedicated on site car parking for 44 vehicles (22 per floor)**
- **Excellent transport links and close to amenities within Ruddington**

For enquiries and viewings please contact:



Ross Whiting
07921 948501
rwhiting@innes-england.com



Craig Straw
07967 680964
cstraw@innes-england.com

Location

The premises are situated on Ruddington Fields Business Park, an established Business Park located approximately 2 miles south of Nottingham City Centre. The Park can be accessed directly off the Loughborough Road (A60) and is in close proximity to the Nottingham Ring Road (A52), which in turn provides efficient access to the City Centre and a number of surrounding areas including Ruddington, West Bridgford, Keyworth, Loughborough etc. The 10X Green Line bus service runs between the City Centre and the Park during peak commuting hours. The Park is a sought after location with a number of established businesses occupying premises on site, including Quotient Sciences, Vision Express, Capita, Experian and Ideagen. The Park also has the benefit of being situated adjacent to Rushcliffe Country Park, comprising 210 acres and is within walking distance of the subject property.

Description

Innovation House comprises a detached two storey property in which the ground floor has been recently refurbished to provide a high quality Grade A office. The vacant ground floor benefits from the following specification; Impressive reception with a 2 storey atrium; Open plan format; LED panels to be installed prior to occupation; Fully accessible carpeted raised flooring incorporating movable floor boxes with power and data connectivity; Full air conditioning - 3 pipe system for efficient control; Computer controlled dimmable office lighting; High performance thermal and security double glazing; Fully integrated building services control system; Secure access control and electric sliding entrance door; Fully integrated security system including extensive CCTV; Electric car charging points available onsite; 44 car parking spaces (22 per floor). Please note the first floor can be made available on request and the ground floor is able to be split.

Accommodation

	Sq M	Sq Ft
Ground Floor Suite 1	260.2	2,801
Ground Floor Suite 2	260.2	2,801
1st Floor	520.4	5,602
Total	1,040.9	11,204

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Practice, 6th Edition. All parties are advised to carry out their own measured survey.

Planning

We understand the property benefits from planning consent for the following uses: Class E (Commercial, Business and Services use). Making the premises suitable for uses such as office, clinics, health centre. (This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

Tenure

The suite is available on new effective full repairing and insuring lease terms to be agreed.

The Ground Floor is currently vacant and ready for occupation. The 1st Floor can also be made available on request. Consideration will also be given to sub dividing the ground floor to provide 2 smaller suites of c. 2,801 sqft.

Further details available from the agent.

Business Rates

We understand the Ground floor is entered into the rating list as follows:

Ground Floor: Rateable Value - £48,250

Ground Floor Indicative Rates Payable 2022: c.£24,076 per annum

The 1st Floor rateable value is available from the agent.

Please note all parties are advised to make their own enquiries of the VOA.

Rent

£15.50 psf

Service Charge

A service charge is applicable for the building as well as for the wider estate. The current costings are available from the agents.

VAT

VAT is applicable to the rent.

Legal Costs

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

EPC

The premises has an EPC assessment of B-50.

Viewings

By appointment with the agents.

Date Produced: 15-Oct-2025

