

Building 1, The Phoenix Centre | 1 Colliers Way | Nottingham | NG8 6AT

High specification detached office building on Phoenix Business Park

955m²
(10,279ft²)

- Modern specification throughout
- Available for immediate occupation
- Air conditioning system, raised floors, LED lighting, passenger lift access
- Designated car parking for 54 vehicles
- Close to A610 & J26 M1 Motorway
- Excellent public transport links
- Next to the NET Tram Terminus and Park & Ride



TO LET



Location



Gallery



Video



Contact



Location

The property is located on the well-established Phoenix Business Park accessed just off the A610 to the northwest of Nottingham between the city core and Junction 26 of the M1 motorway.

The locality is well served by public transport with regular bus links to the park and the Phoenix Park tram stop terminating on the business park providing quick and easy access to the city centre and beyond.

Description

The property comprises a self contained two-storey office premises with associated car parking for 54 vehicles. The property was extensively refurbished circa five years ago to a high standard with the current specification including:

- Raised floors incorporating data and power
- Suspended ceilings with inset LED lighting
- Air conditioning system throughout
- Additional perimeter heating system
- Shower, WC and kitchen facilities
- Large canteen/break-out facility
- Glazed partitioned meeting rooms/offices





Floor Areas

We understand the property has the following Net Internal Areas:

Description	m ²	ft ²
Ground Floor	487	5,245
First Floor	467	5,034
Total	955	10,279

(This information is given for guidance purposes only)

Rent

The property is available on a new lease of length to be negotiated at a quoting rent of:

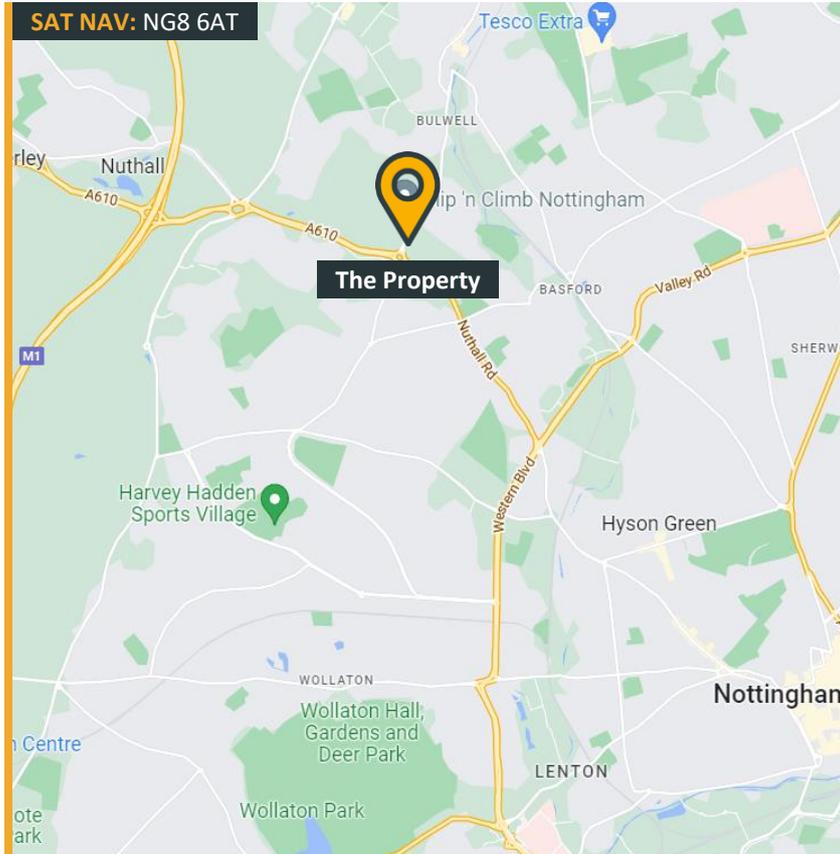
£160,000 per annum exclusive
(One Hundred and Sixty Thousand Pounds)

Business Rates

From enquiries of the Valuation Office website, we understand the following:

Rateable Value from 1 April 2023: £124,000
Rates Payable 2023/24: £63,488

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own measurements prior to contract)



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

[fhp.co.uk](https://www.fhp.co.uk)

VAT

VAT applies to rent and other payments due under the lease.

EPC

The EPC rating for the property is B-50.

Service Charge

The tenant will contribute towards an estate service charge for maintenance of common areas.

Further Information

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



Mark Tomlinson **Amy Howard**
07917 576254 07887 787894
mark@fhp.co.uk amy.howard@fhp.co.uk



Tim Harries
07841 872 221
tim@timharriesandpartners.co.uk

Fisher Hargreaves Proctor Ltd.
10 Oxford Street
Nottingham, NG1 5BG

20/03/2024