

Ruddington Manor | Vicarage Lane | Ruddington | Nottingham | NG11 6HB

Prestigious period office building located in the heart of Ruddington Town Centre

572m²
(6,154ft²)

- Located in the heart of Ruddington Town Centre
- Close to shops, cafes and restaurants
- Large secluded plot with landscaped grounds
- Excellent car parking provision
- Regular public transport links within a short walk



TO LET



Location



Gallery



Contact



Location

Ruddington is an affluent suburb of Nottingham located approximately 5 miles south of Nottingham City Centre.

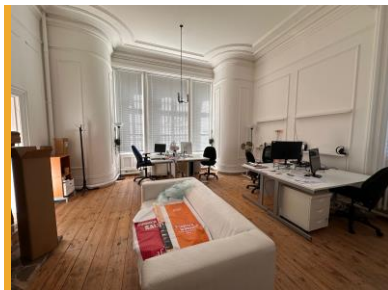
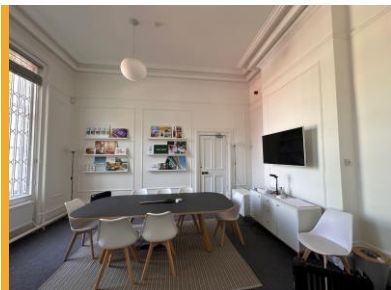
The property is situated in the heart of Ruddington Town Centre within a short walk of shops, cafes and restaurants provide by Ruddington High Street. The property is accessed off Vicarage Lane through a full gated driveway. The location benefits from excellent public transport links with regular buses on Church Street and High Street, a short walk away.

The Property

The property comprises a grade II listed former manor house dating back to the early 1800's which is currently used as offices and provides a charming office building with high ceilings, excellent levels of natural light maintaining many of the building's original features.

The offices benefit from a mixture of large office spaces, private offices and large kitchen/breakout areas. The property is sat on a large secure plot with landscaped grounds ideal for the wellness for office employees and for hosting summer client events.





Floor Areas

We understand the suite has the following floor areas:

Floor	m ²	ft ²
Ground Floor	376	4,048
First Floor	196	2,105
Total	572	6,154

(This information is given for guidance purposes only)

Lease Terms

The property is available on a new lease for a term of years to be agreed.

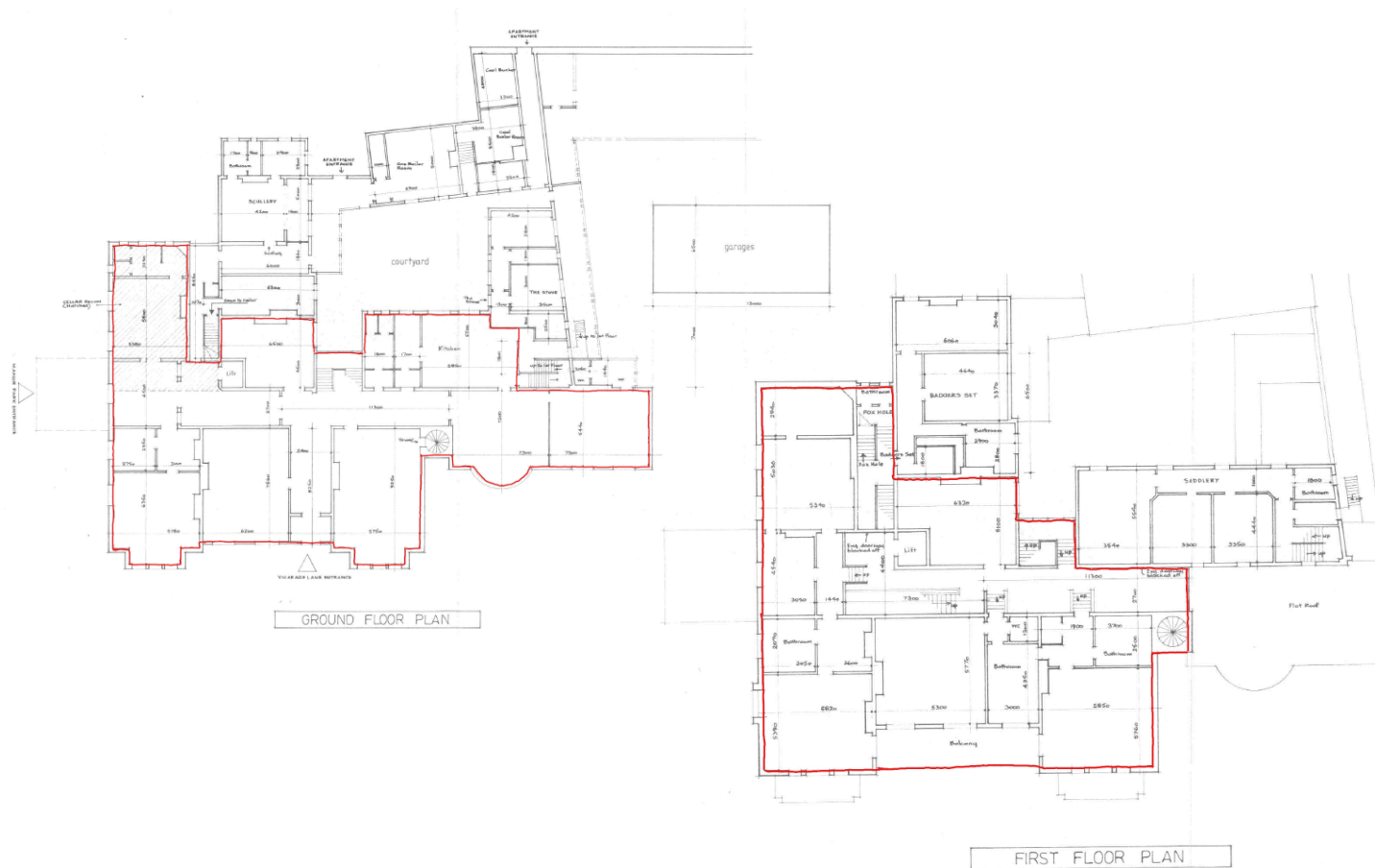
Rent

The rent is available on application.

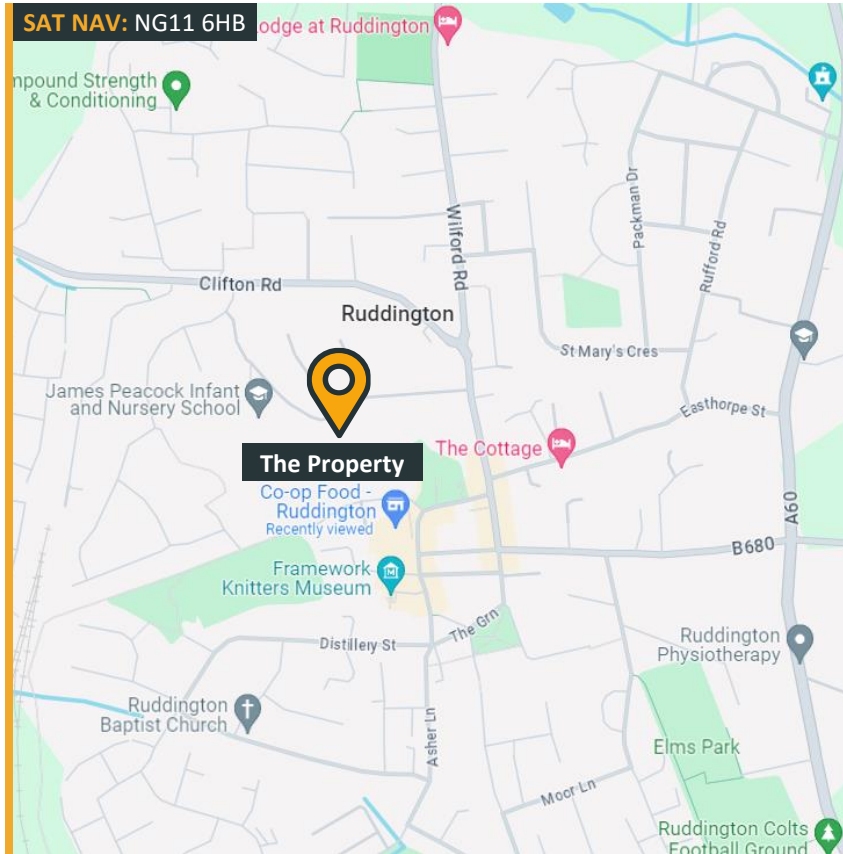
Rateable Value

A guide as to the business rates payable is available from the agents.

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







VAT

To be confirmed.

EPC

To be confirmed

Legal Costs

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

Further Information

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

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