

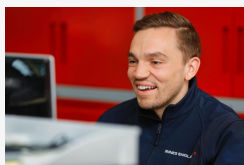


14 The Triangle, Nottingham, Nottinghamshire NG2 1AE

Grade A Offices/Investment

- ▶ **NIA: 1,025 - 2,047 sq ft**
- ▶ **Recently refurbished modern office accommodation**
- ▶ **Ground floor vacant and 1st floor tenanted producing £18,250 pa**
- ▶ **Desirable business park with access to NET tram and road links to A52**

For enquiries and viewings please contact:



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Location

NG2 is a popular and well established business park situated adjacent to the junction of Queens Drive (A453) and Castle Bridge Road, providing efficient access to the city or out towards the surrounding areas by the (A52) ring road. In addition to excellent road communications, NG2 has first class public transport links including regular bus services running along Queens Drive, and the ng2 tram stop which forms part of the Phase II NET tram network, providing a direct link to Nottingham Railway Station and the Park and Ride at J25 of the M1 motorway. The property is also located within walking distance of Castle Marina which benefits from a wealth of amenities including Costa Coffee, Lidl, PureGym, McDonalds and Sainsburys.

Description

The Triangle development comprises a campus of pavilion offices of a high specification. The subject property is a semi-detached two storey unit of brick construction under a mono pitched roof. The property benefits from a dedicated entry, WC and breakout/kitchen facilities and comprises of the following Grade A specification:

- 115m full access raised floors
- Suspended ceilings with LED lighting
- Comfort cooling/heating
- Solar controlled glazing
- 5 car parking spaces (GF -3 and 1st - 2)
- Partitioned meeting room
- Breakout/kitchenette space

Please note the roof has also been replaced in May 2020.

Accommodation

	Sq M	Sq Ft
Ground Floor	95.2	1,025
1st Floor	94.9	1,022
Total	190.2	2,047

Measurements are quoted on a Net Internal Area basis in accordance with the RICS Property Measurement, 2nd Edition. All party's are to rely on their own measurements.

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 a shop, cafe, restaurant, office, clinics, health centre and day nurseries.

(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

Tenure

The ground floor is available on new lease terms to be agreed between the parties.

Alternatively the Freehold is available to purchase with the benefit of the subsisting tenancy for the 1st floor; the ground floor will be provided with vacant possession. The salient terms of the lease are:

- Tenant: Graitec (Company No. 01661312)
- Date: 19th May 2022
- Rent: £18,250 pa
- Lease: 5 years
- Break Clause: End of 3rd year
- Deposit: £5,000 held
- Effective Full Repairing and Insuring basis
- Tenant pays all other outgoings

Business Rates

Ground Floor:

Rateable Value 2026 - £17,500 (Indicative Rates Payable 2026: c. £7,560 pa)

1st Floor:

Rateable Value 2026 - £16,500 (Indicative Rates Payable 2026: c. £7,128 pa)

All parties are advised to make their own enquiries with the Valuation Office Agency

Price/Rent

Ground Floor Rent - £18,250 per annum

Freehold Price - £525,000

Service Charge

An estate service charge is applicable for the upkeep of the estate. There is also a building service charge for the communal areas and utilities. Further details can be provided via the agent.

VAT

VAT is applicable to the rent. The property is elected for VAT therefore it is anticipated that a sale will be treated as a Transfer of a Going Concern (TOGC), meaning a payment of VAT will be waived, however all parties are advised to make their own enquiries of their independent accountant.

Legal Costs

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

EPC

The premises have an EPC assessment of C-57.

Viewings

Viewings are by appointment with sole agents Innes England.



