

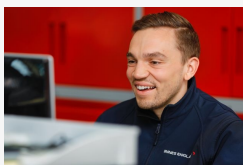


Block A, 1 Woodborough Road, Nottingham, Nottinghamshire NG1 3FG

Offices

- ▶ **NIA: 8,519-26,906 sqft (791.4-2,499.67 sqm)**
- ▶ **Within walking distance of Nottingham city centre**
- ▶ **64 car parking spaces available**
- ▶ **Excellent transport links, located opposite Victoria Bus Station**

For enquiries and viewings please contact:



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Location

Located just to the north of the popular and well established Victoria Shopping Centre, the subject premises are located at the Junction of Woodborough Road (B684) and Mansfield Road (the A60) both being main arterial roads leading from the City Centre in a north westerly and northerly direction respectively. The property lies 5 miles from J26 of the M1 Motorway, 1.5 miles from Nottingham train station and within a 1 minute walk of the nearest bus stops. The property is within walking distance of the Market Square and all City Centre leisure and shopping amenities and as such benefits from excellent transport links such as the Nottingham NET tram system and the extensive bus connections.

Description

The property has a prominent frontage to both Woodborough Road and Mansfield Road and enjoys separate car park accessed off Huntingdon Street. The buildings are generally of brick construction with a pitched tiled roof. The external elevations have been broken by some stone relief. Entry to the building is from the central car park into a reception/lobby entrance. The internal accommodation is laid out as open plan offices with the benefit of fully fitted kitchens on each floor. The current specification includes:-

- Fully carpeted raised access floors
- Suspended ceilings with inset Cat II lighting
- Double glazing
- Gas fired central heating
- Air extraction
- Secure intercom access
- 8 person lift
- Male and female W.C. facilities are available on each floor.

Externally the property benefits from 56 marked car parking spaces with the ability to park 64 vehicles if double parked in part.

Accommodation

	Sq M	Sq Ft
Ground Floor	791.4	8,519
First Floor	858	9,236
Second Floor	850.2	9,152
Total	2,499.6	26,906

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition. All measurements are for guidance purposes only.

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 an 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 property is available as a whole, on a new lease terms, to be agreed.

Alternatively, the property is available on a floor by floor basis by way of a sub-letting.

Business Rates

From enquiries of the Valuation Office Agency (VOA) website we understand the business rates are as follows:

Rateable Value £249,000

Indicative rates payable: £119,520

Description: Offices & Premises

We understand the Workplace Parking Levy (WPL) would also be payable dependent on the car parking spaces required.

Please note if the property is to be split, the assessments may alter. All parties are advised to confirm the business rates with the Valuation Office Agency (VOA).

Rent

£11 psf

Service Charge

A service charge will be levied to contribute towards maintenance and upkeep of the common areas. A guide and a full breakdown is available from the agents upon request.

VAT

Applicable at the prevailing rate.

Legal Costs

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

EPC

The premises have an EPC assessment of C-71.

Viewings

Viewings are by appointment with sole agents Innes England.

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