

PRESTIGIOUS CITY CENTRE OFFICES AVAILABLE WITH DEDICATED ON-SITE FACILITIES

- Flexible, high quality office accommodation
- Prominent city centre location
- Available on inclusive rents
- Range of suites available from 100 sq ft – 4,298 sq ft
- Parking available on site
- Campus amenities include cafes, on site meeting rooms, and lab space
- City centre leisure and retail amenities nearby
- Excellent public transport links



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Location

The BioCity campus occupies a highly accessible position on the edge of Nottingham city centre, with a wide range of amenities within easy walking distance, including shops, leisure facilities, cafés and restaurants. Of particular note, the campus is approximately a six-minute walk from the award-winning Cleaver and Wake, recently named Nottingham's Business Events Venue of the Year.

Nottingham Railway Station is approximately a 10-minute walk away, providing frequent services to London St Pancras (journey time c.1 hr 40 mins), alongside regular connections to Leicester, Derby, Loughborough and other regional destinations. The Lace Market NET tram stop is also within easy walking distance, providing convenient access across Nottingham and the wider conurbation.

The campus also benefits from excellent road connectivity, with the M1 approximately six miles to the west at Junction 26. This combination of city-centre accessibility and strong regional and national transport links makes BioCity Nottingham an attractive location for businesses seeking a well-connected and conveniently located workplace.

Description

BioCity Nottingham is an award-winning development which includes over 58,000 sq ft of high-quality office accommodation across a range of suite sizes, from individual offices to larger open-plan configurations.

The campus provides a modern, flexible working environment, with air-conditioned offices and LED lighting. In addition to dedicated office accommodation, the development offers event, exhibition and meeting room facilities, complemented by generous breakout areas and informal meeting spaces, providing occupiers with a versatile environment for both day-to-day working and collaborative activities.

The campus also benefits from a number of car parking facilities, including the principal car park accessed via Pennyfoot Street, together with additional parking available to tenants on a first-come, first-served basis.

On Site Facilities

BioCity Nottingham provides state of the art on site facilities for occupiers including:

- Staffed reception.
- Meeting rooms and conference space.
- Kitchen facilities providing hot food, sandwiches & snacks available for breakfast and lunch.
- On site cafes.
- Shower facilities.
- Secure bicycle storage.
- Lab space.

A list of additional services is available to review within the online information pack.

EPC

Each building comes with a separate EPC, and have the following ratings:

Discovery Building: A(22)
Innovation Building: D(80)

Each certificate is available to review within the online information pack.

Accommodation

BioCity Nottingham offers a range of flexible office suites, with current availability within Innovation Building and Discovery Building ranging from approximately 100 sq ft to 4,298 sq ft.

A detailed schedule of the current availability is provided within the online information pack.

Online Information Pack

An information pack including the following is available online:

- Floorplans
- EPC's
- List of available suites
- Breakdown of additional services
- Photos of the available accommodation

Access to the information pack is password protected and is available from the marketing agents.

Terms

Suites are available on a flexible basis. Rents include business rates, service charge, insurance and utilities. Further details are available from the agents upon request.

VAT

TBC.

Viewing

For further information and to arrange a viewing please contact the sole agents:

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Our Anti-Money Laundering Policy

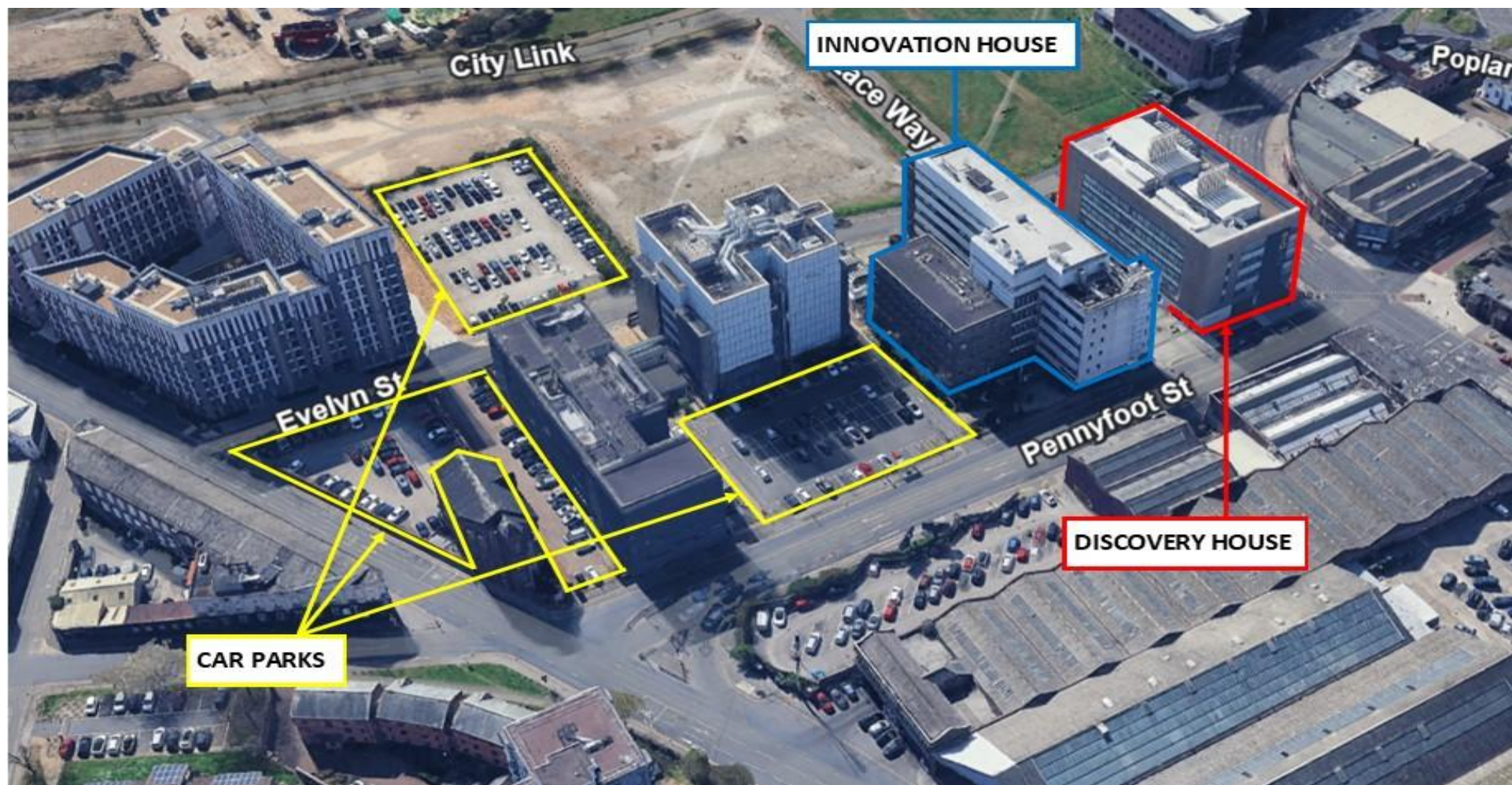
In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful Tenant.

All enquiries



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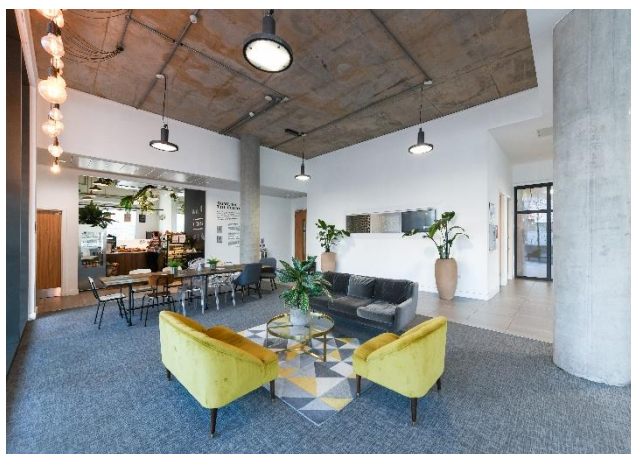


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