



## High Quality Refurbished Office Suite

### Size 8,133 sq ft (755.57 sq m)

- Established commercial location with excellent connections to Nottingham and M1.
- Fibre internet connection.
- Generous parking provisions available.
- Fully open plan, with high specification finishes.

# High Quality Refurbished Office Suite - To Let

## Size 8,133 sq ft (755.57 sq m)

### Location

Glaisdale Parkway is an established commercial area on the west side of Nottingham located approximately 4 miles to the City Centre via the A609 and 4 miles to the M1 at junctions 25 and 26.

The area is very well connected for public transport with numerous bus routes in close vicinity, enabling easy access to Nottingham's labour pool.

### Description

The property comprises a first floor office suite which has been subject to a recent refurbishment. The suite is supported by a ground floor reception area and generous parking provisions:

- Open plan layout
- Suspended ceiling with inset lighting
- High Speed Fibre Internet connection
- WC and welfare block
- Air-conditioning



### Accommodation

The office suite comprises a net internal area of 8,133 sq.ft. (755.57 sq.m.). Additional office space or a storage solution could be provided at ground floor level by arrangement.



### Business Rates

The premises currently form part of a larger assessment and will be re-assessed prior to occupation.

### EPC Rating

The property has an EPC Rating of C (59).

### Rent & Terms

The premises are available to let by way of a new effectively FRI lease on terms to be agreed. The quoting rent is £8.00 per sq.ft. per annum. The landlord levies a service charge upon occupiers to recover a fair and reasonable contribution towards repairs and maintenance to external and common areas. VAT is applicable.

### Further Information

All enquiries through the sole agents.

Sean Bremner  
T: 0115 896 6611  
M: 07541 505980  
E: sean@cpartners.co.uk

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