COMMERCIAL PROPERTY PARTNERS

To Let
Unit A4 Fairham Business Park
Foresters Avenue
Fairham
Nottingham
NG11 2AF



High Specification Modern Office Suite

2,891 Sq Ft (268.57 Sq M)

- Allocated on-site parking
- Flexible terms on inclusive rent
- Passenger lift and staircase access
- Excellent access to Junction 24 of the M1, East Midlands Airport and the adjoining NET tram and Park & Ride

High Specification Modern Office Suite
2,891 Sq Ft (268.57 Sq M)

Location
Fairham Business Park is located to the south-west of Nottingham situated adjacent to the A453 Remembrance Way. The location provides excellent connectivity regional and national connectivity, with Junction 24 of the M1 and East Midlands Airport with 20-minute drive. Birmingham Airport can be reached in around 45 minutes.

Fairham Business Park adjoins the NET tram and Park & Ride site, providing convenient public transport connections into Nottingham City Centre, which is 15-minute drive via A453 / Queens Drive. Neighbouring occupiers on the estate include Essilor Luxottica, Clean Linen, Vision Express, and Ocado.

Description
The office space available comprises all the third-floor office provision within the MacFarlane Packaging building. The space is essentially self-contained and benefits from high specification fit-out providing two separate suites, kitchenette, and WCs. The floor is accessed via shared ground floor reception lobby to passenger lift or main stairwell.

Key features:
- Open plan space with separate meeting room
- Kitchenette
- LED lighting
- Heating and cooling system
- Electric panel heaters
- Fast ethernet connection
- Two WCs, including one accessible WC
- Double glazed windows
- Allocated parking

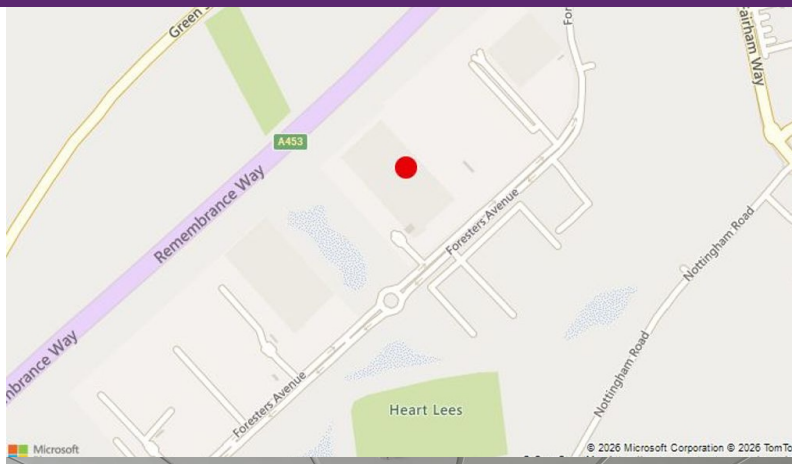
Accommodation

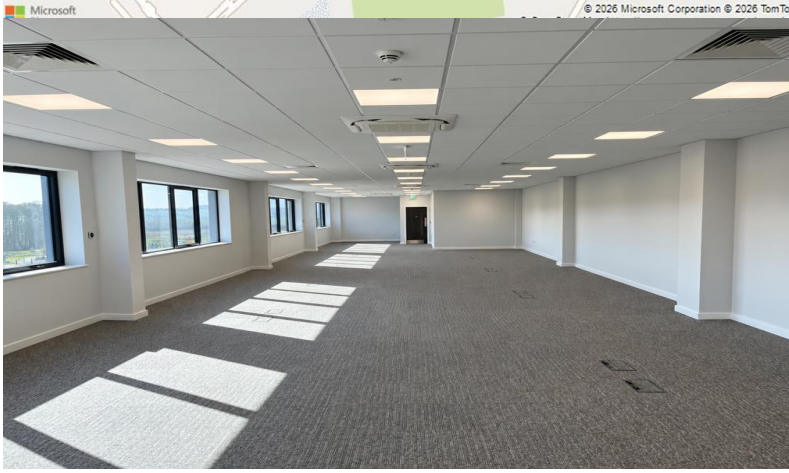
DESCRIPTION	SQ FT	SQ M
Office	2,168	201.41
Meeting Room	651	60.48
TOTAL	**2,891 SQ FT**	**268.57 SQ M**

Terms
The premises are available immediately by way of a new sublease on an inclusive rent on terms to be agreed.

Rateable Value
The suite currently forms part of a wider assessment and will need to be reassessed upon occupation.

EPC Rating
The premises form part of a wider building assessment, which has an EPC rating of A (18).





VAT
All figures are quoted exclusive of VAT at the prevailing rate.

Anti-Money Laundering (AML)
To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs
Each party to bare their own legal costs in the transaction.

Further Information
For further information please contact the CPP agents:

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