
2 Castlebridge Office Village | Kirtley Drive
Nottingham | NG7 1LD

Superbly refurbished high specification self contained office with 8 parking spaces

147m² (1,589ft²)



castle bridge
OFFICE VILLAGE

- Attractively designed newly refurbished office
- Open plan accommodation across two floors
- 8 parking spaces
- Shower and kitchen facilities
- Immediately available

 **FHP**
www.fhp.co.uk

To Let



Location

The property is located within Castlebridge Office Village on Kirtley Drive approximately 0.5 miles south-west of Nottingham City Centre. Castlebridge is accessed off Castle Bridge Road via the A6005 (Castle Boulevard) to the north and the A453 (Queens Drive) to the south, both providing arterial routes in and out of the City Centre.

The property can be found approximately 5 miles from Junction 26 of the M1 Motorway via the A610 Nuthall Road and approximately 7 miles from Junction 25 of the M1 Motorway via the A52 Brian Clough Way.

Local amenities on the Castle Marina Retail Park include; Sainsbury's, PC World, McDonalds, Costa and Holiday Inn.

The property is within walking distance of bus stops outside the nearby Holiday Inn and on Queens Drive providing public transport connections into Nottingham City Centre approximately every 12 minutes during weekday business hours.

The Property

The property comprises a purpose built two storey self contained office building which has been fully refurbished to a high specification.

The ground and first floor suites are fully open plan and the property has the following specification:-

- ❖ New carpeting throughout
- ❖ New suspended ceilings throughout
- ❖ LED lighting
- ❖ Gas central heating
- ❖ 3 compartment trunking
- ❖ New air conditioning system
- ❖ Newly decorated throughout
- ❖ Kitchenette facility
- ❖ DDA WC facility
- ❖ Shower
- ❖ Digital access and intercom system
- ❖ Security alarm

The property includes 8 car parking spaces.

147m² (1,589ft²)



Accommodation

From measurements taken on site we calculate the property has the following Net Internal Area:

147m² (1,589ft²)

(This information is given for guidance purposes only)

IPMS Measurements are available on request from the Agent.

Business Rates

The Business Rates will be assessed upon occupation. (A guide is available from the agents).

EPC

The property has an Energy Efficiency Rating of:-

D/89

Rent

The property is available on a new lease on terms to be agreed at a quoting rent of:-

£27,000 per annum exclusive
(Twenty seven thousand pounds)

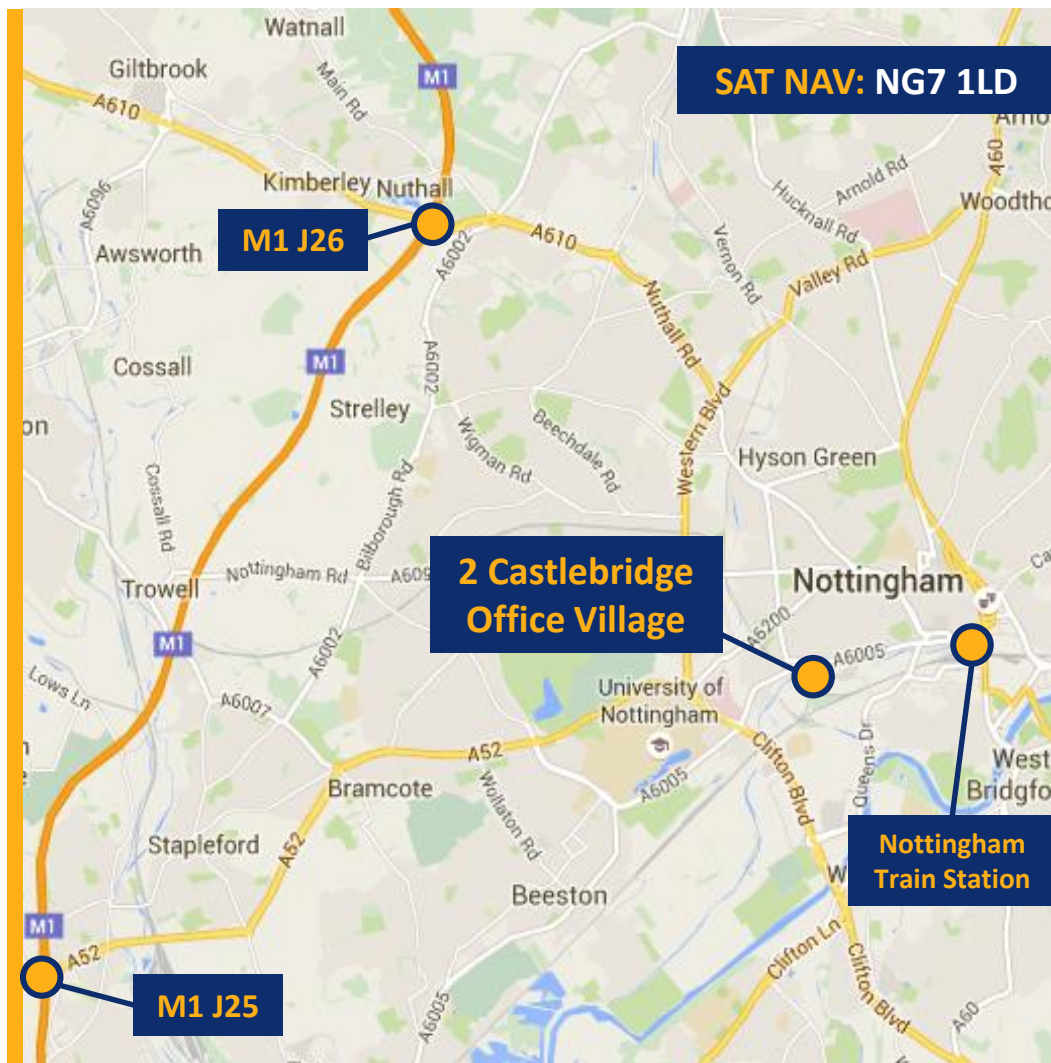
Service Charge

A service charge will be levied to cover maintenance of the common part of the estate and the landscaping on site. The 2016 service charge is currently running at:-

£1,440 per annum
(One thousand four hundred and
forty pounds)

VAT

It is understood that VAT is applicable on the rent and service charge.



For further information or to arrange to view please contact:

Lucinda Hancock

T: 0115 841 4794

M: 07557 972 449

E: lucinda@fhp.co.uk

Mark Tomlinson

T: 0115 841 1134

M: 0791 757 6254

E: mark@fhp.co.uk



Fisher Hargreaves Proctor Ltd. 10 Oxford Street, Nottingham, NG1 5BG

Property Misdescriptions Act 1991. All statements contained within this brochure have been provided in good faith and are understood to be correct. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure of vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Information on rating assessments, availability of services and Town and Country planning matters have been obtained by an oral enquiry to the appropriate planning authority. Fisher Hargreaves Proctor do not warrant that there are no connection charges inherent in the availability of services to the unit. Prospective purchasers should obtain written confirmation prior to entering into any contract for purchase or lease. 4) Detailed tests have not been undertaken on services, central heating installations, plumbing installations, electrical installations, etc. and purchasers/lessees should undertake independent tests as to the condition of all services and mechanical engineering installations. 5) All guide price and rental figures are quoted exclusive of VAT unless expressly stated to the contrary. FHP 06/09. E&OE.