

# MUSSON LIGGINS

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\* PROPERTY \*

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## TO LET

- ❖ SELF CONTAINED MODERN OFFICE BUILDING ❖
- ❖ RING ROAD LOCATION OVERLOOKING OPEN PARKLAND ❖
- ❖ PRIVATE CAR PARK ❖

548 – 1,665 sq m (5,898 – 17,921 sq ft)



(Located by The Forest  Station and Park & Ride)

**CHARNWOOD HOUSE  
25 GREGORY BOULEVARD  
NOTTINGHAM  
NG7 6NX**

## **NOTTINGHAM**

Nottingham is a historic commercial centre, centrally located in the UK, with good links to the M1. The city has a population of circa 265,000 according to the 2001 census and it is considered the most important centre in the East Midlands.

Considering this, it is no surprise that a number of national companies are based in Nottingham, namely the US credit card issuer Capital One, The Inland Revenue, as well as a number of large professional service firms including Freeth Cartwright, Pricewaterhouse Coopers and Tenon.

The largest occupier in Nottingham is the pharmacy-led health and beauty group Alliance Boots and the city is also host to a large amount of public services primarily due to the city's two universities.

## **LOCATION**

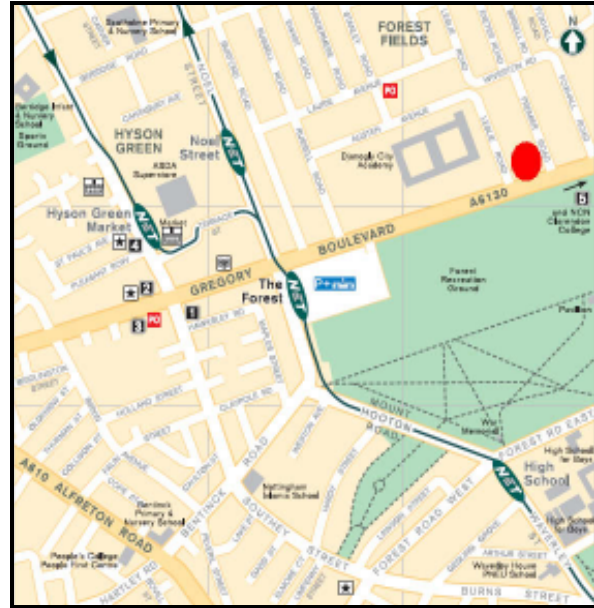
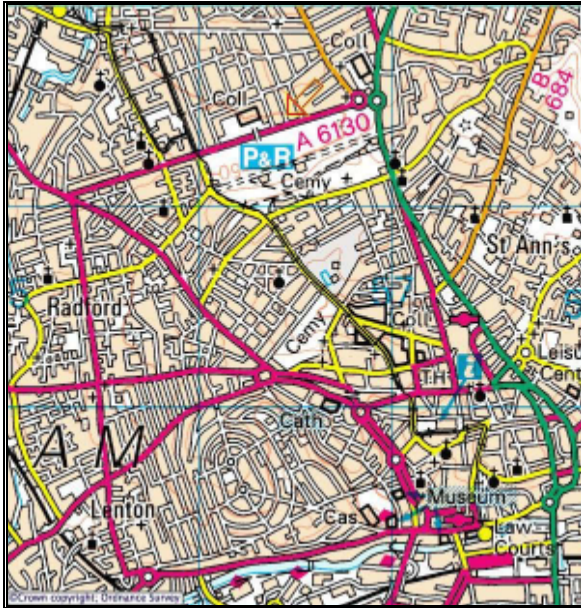
The property is situated fronting Gregory Boulevard (A6130) to the northern fringe of Nottingham city centre and is accessed via Premier Road and Leslie Road.

This location is well positioned for both the city centre, which is less than 2 miles away, and the M1 Motorway which is just over 4 miles west at Junction 26 via the A610. Manchester, Birmingham, Leeds and London are less than a 2 hours drive.

The Nottingham Express Transit tram network is nearby with The Forest tram stop situated on the corner of Gregory Boulevard and Noel Street approximately 500 metres away.

The tram network links the northern suburbs to the city centre with plans to extend the line further to cover the southern suburbs of Nottingham.





## **DESCRIPTION**

The property comprises a self contained three story building arranged as open plan offices with stud partitioned meeting rooms on all three floors. A reception is located on the Ground Floor, WC and kitchen facilities are provided to all three floors.

The Ground Floor and First Floor have carpeted concrete floors with perimeter trunking and data columns that work stations. The Second Floor was refurbished in 2002 and is fitted with a raised floor with floor boxes, a suspended ceiling and air conditioned units.

The property is well secured with external CCTV cameras that monitor the perimeter of the building as well as the car park. Internally, the windows are equipped with security shutters. External doors require a pin code for access whilst the doors to the offices from the internal stairwells work on a swipe card system.



**ACCOMMODATION**

The property has been measured on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice 6<sup>th</sup> Edition as follows.

	<b>sq m</b>	<b>sq ft</b>
• Ground Floor	552.52	5,948
• First Floor	564.26	6,075
• Second Floor	547.88	5,898
<b>Total Net Internal Area</b>	<b>1,664.66</b>	<b>17,921</b>

**RATING ASSESSMENT**

The premises have a Rateable Value of £124,000 for the entire property and will need to be reassessed if let in part only.

**TERMS**

The property is available as a whole or on a floor by floor basis by way of a sub-lease or assignment of the existing lease which expires on the 25 May 2018 and has a tenants only break option in June 2013.

**ENERGY PERFORMANCE CERTIFICATE**

A copy of the EPC is available upon request.

**VAT**

All figures are exclusive of VAT which may be chargeable.

**LEGAL COSTS**

Each party is responsible for their own legal cost incurred in the transaction.

**FURTHER INFORMATION**

For further information or an appointment to inspect the premises please contact:

Or our joint agents:

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## **PROPERTY MISDESCRIPTIONS ACT 1991**

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- i) The particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, any offer or Contract;
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- 2 Information on tenure or tenancies has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Purchasers/Lessees are strongly recommended to have this information verified by Solicitors.
- 3 Information as to Rating matters and Town and Country Planning matters has been obtained by verbal enquiry only from the appropriate Local Authority. Interested parties are recommended to verify this information in writing prior to entering into any commitment to purchase or lease.
- 4 All plans supplied by the Agents are provided solely to assist in the identification of the property.
- 5 All figures quoted are exclusive of VAT unless expressly stated to the contrary. All interested parties are strongly recommended to satisfy themselves as to the position on VAT by independent written enquiry.
- 6 All information on the availability of mains services is based on information supplied by the Vendor/Lessor. All other statements regarding service installations do not warrant the condition or serviceability of the installations referred to.

All statements contained in these particulars are believed to be correct, but their accuracy is not guaranteed, nor do they form any part of any contract or warranty. Unless specified to the contrary, interested parties should note that all distances and floor areas are approximate and are given for guidance purposes only and information on tenure or tenancies has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Lessees are recommended to have this information verified by their Solicitor and Chartered Surveyor.