MUSSON
LIGGINS

BILBOROUGH

UNIT H5, ASH TREE COURT

FOR SALE

High Quality First Floor
Office Space
(87.59 sq m 942 sq ft)

£14,750

Unit H5
Ash Tree Court
Mellors Way
Nottingham
NG8 6PY

0115 941 5241

William@mussonliggins.co.uk

mussonliggins.co.uk

GENERAL DESCRIPTION

HIGH QUALITY FIRST FLOOR OFFICE SPACE.

FEATURES

- BARRIER ENTRANCE
- HIGH-QUALITY OFFICE ACCOMODATION
- 4 DEDICATED PARKING SPACES

Unit H5
Ash Tree Court
Mellors Way
Nottingham
NG8 6PY

LOCATION

The subject property is located on Mellors Way within Nottingham Business Park, in the Bilborough area to the west of Nottingham. The surrounding area is predominantly commercial, with a mix of office and business premises.

The property has good road access, with Mellors Way connecting to the wider Nottingham Business Park road network. The A6002 provides access towards Bilborough and Nottingham, while the nearby A610 gives convenient links towards Nottingham city centre and the M1 motorway.

DESCRIPTION

The premises comprise of a mid-terraced office premises and comprises of first floor predominantly open plan office accommodation which has been comprehensively fitted out with bespoke partitioning.

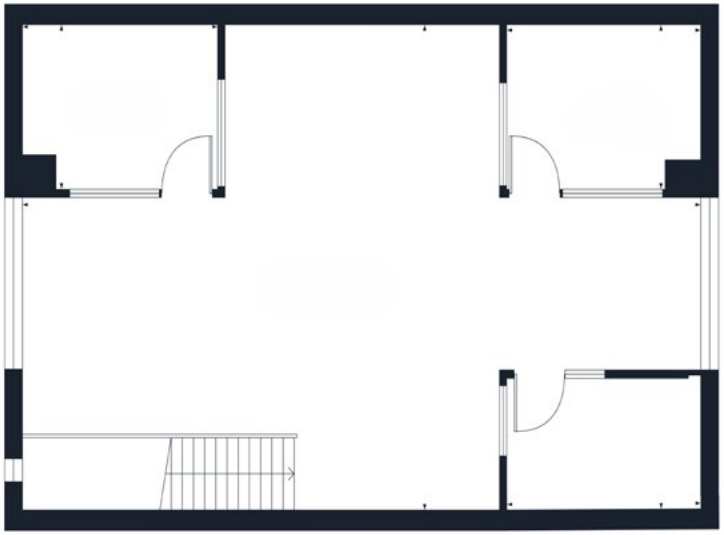
On the ground floor are shared kitchenette and W/C facilities. The First floor is a predominately open plan office which also has some demountable partitioning erected to provide separate meeting rooms.

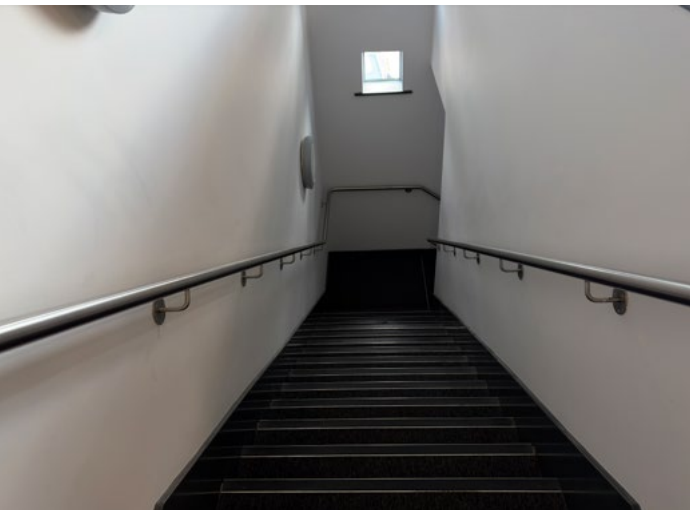
Internally, the premises are fully fitted, incorporating painted and plastered walls and carpeted floors.

The premises also benefits from 4 parking spaces.

ACCOMMODATION

H5 Ash Tree Court	Sq M	Sq Ft
Office Total	87.59	942





BUSINESS RATES

Rateable Value: **£12,000**

This is not the amount you will pay. Budget figures are available from the Agents.

For further information on Rates Payable and Small Business Rates Relief contact Nottingham City Council.

PLANNING

For information on planning and use, please Contact Nottingham City Council.

EPC (ENERGY PERFORMANCE CERTIFICATES)

A copy of the existing building's Energy Performance Certificate can be obtained from the Agents

VAT

The rental amount is quoted exclusive of Value Added Tax (VAT).

PRICE

£14,750

(Fourteen Thousand Seven Hundred and Fifty Pounds)

TERMS

The premises are available by way of an assignment of the existing lease, which expires on 18th February 2029, at a passing rent of £14,750 per annum exclusive. The lease provides for a rent review on 19th February 2027, to the higher of open market or CPI-linked rent. The lease is excluded from the security of tenure provisions of the Landlord and Tenant Act 1954.

Further details of the current lease are available on request.

SERVICES

We understand that electricity and water are connected to the premises however we recommend that interested parties contact the relevant service providers to confirm this.

LEGAL COSTS

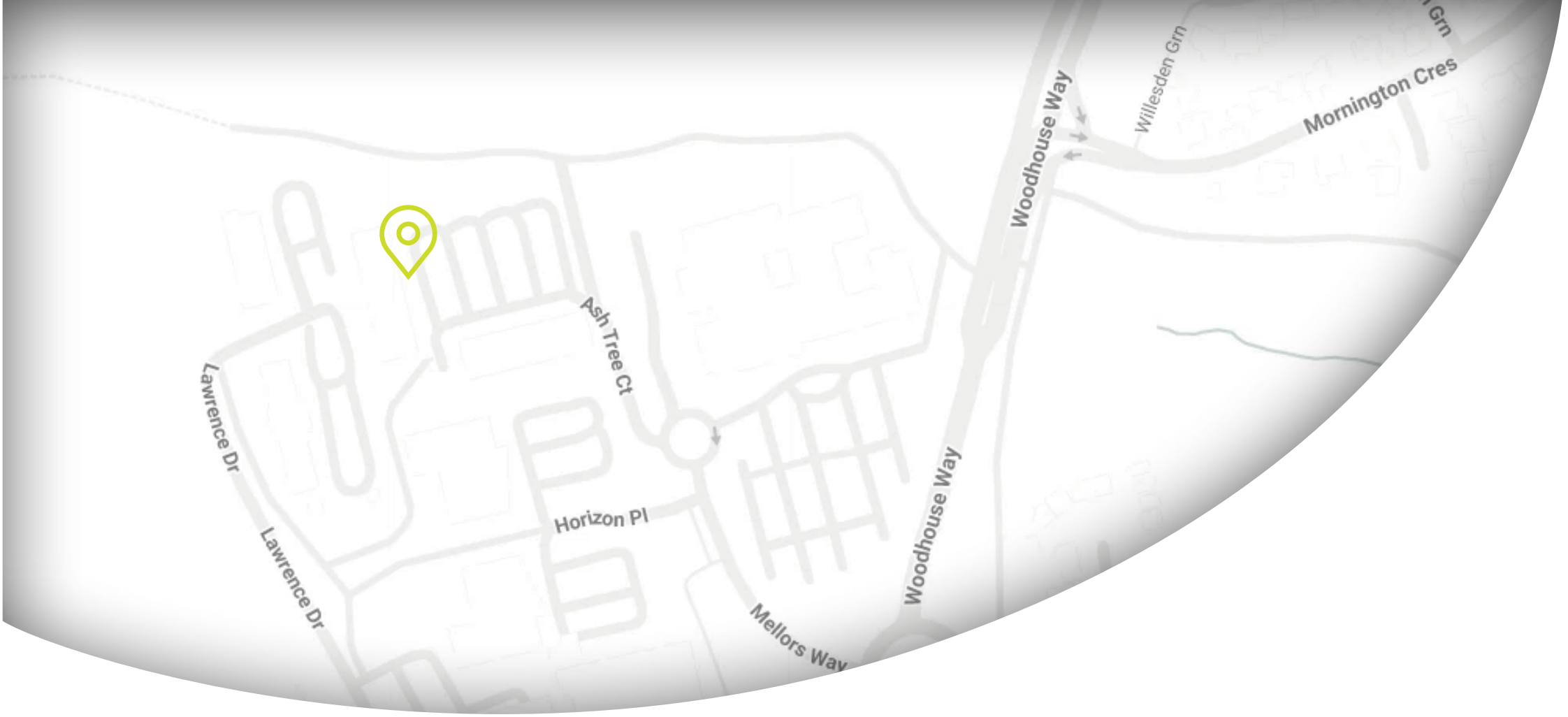
Each party will be responsible for their own legal costs incurred in this transaction.

VIEWING

Strictly by prior appointment with the Sole Agents Musson Liggins Ltd.

CONTACT

William Cowley
William@mussonliggins.co.uk



MISREPRESENTATION

While every effort has been made to ensure that these particulars provide a true and fair summary of the development, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this development. To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the development that liability is excluded to the extent permitted by law from time to time.

MUSSON LIGGINS

Brigade House 5, Albion Street,
Beeston, Nottingham NG9 2PA

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At Musson Liggins we aim to deliver a personal and professional service you can trust, with clear, practical advice and guidance.

Property services we offer include; Sales and Lettings of Commercial and Investment Properties, Acquisition and Property Investment Advice, Red Book Valuations, Rent Reviews, Lease Renewals, Landlord and Tenant Advice.

If you would like to discuss any property related matter, do not hesitate to contact our friendly and professional team.

WILL COWLEY
APPRENTICE SURVEYOR

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