



Unit 7
Eddison Village
Nottingham Science Park
University Boulevard
Nottingham
NG7 3RF

GUIDE PRICE
£200,000

**LONG
LEASEHOLD**

SELF-CONTAINED OFFICES WITH PARKING

108.02 m² (1,162 ft²)

Approximate Net Internal Area

FOR SALE

FEATURES INCLUDE:

GOOD QUALITY OFFICE ACCOMMODATION | DEDICATED PARKING SPACES | AIR CONDITIONING

Location

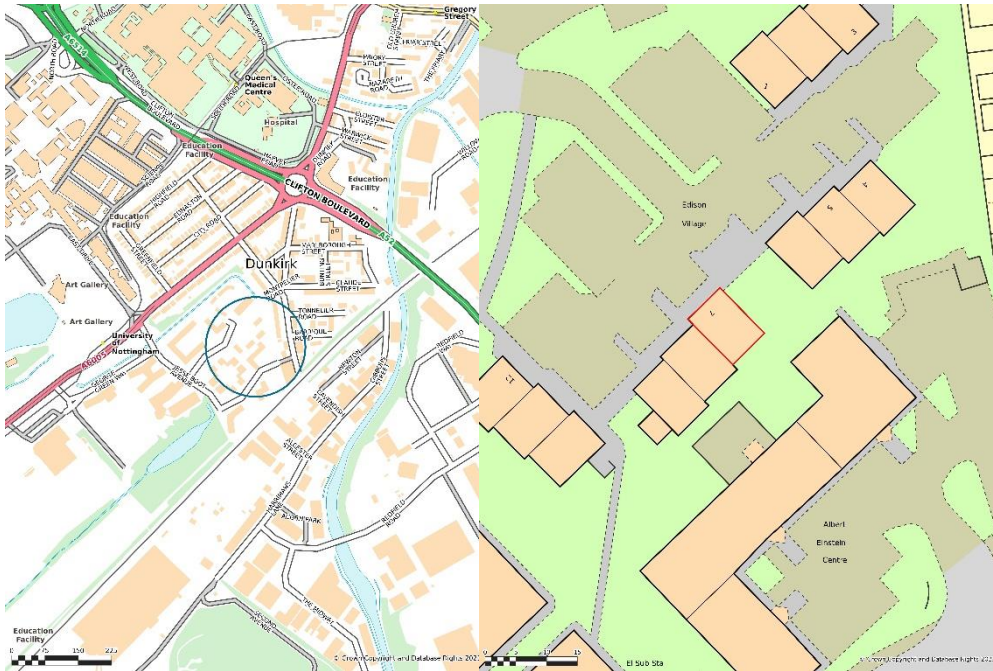
Edison Village is part of the popular and well established Nottingham Science Park located on the south side of A6005 University Boulevard, two miles southwest of Nottingham City Centre and immediately adjacent to Nottingham University and Nottingham Tennis Centre, The Queens Medical Centre Hospital is also within close proximity.

The location is adjacent to the Nottingham Ring Road system, which in turn can provide convenient access to Junction 24 and Junction 25 of the M1.

Description

The subject property comprises a two storey self-contained office building provides good quality office accommodation with the benefit of four dedicated car parking spaces (plus additional shared spaces).

The accommodation is alarmed and includes an electronic door entry system, air conditioning and security grills.



Plan View

Map View

Accommodation

GF	46.21 m ² / 496 ft ²
FF	64.90 m ² / 747 ft ²
TOTAL	108.02 m ² / 1,162 ft ²

APPROXIMATE NET INTERNAL AREAS

Planning

We understand that the property has Planning Consent for its existing use.

For further information on planning and use, please contact Nottingham City Council Planning Control Department, telephone 0115 876 4447.

Business Rates

Rateable Value: £13,000

This is not the amount you will pay. For further information please contact Nottingham City Council on 0115 915 4819.

Guide Price

£200,000

Tenure

The Long Leasehold Interest is from 13 June 1989 to 3 July 2113 at a peppercorn rent.

Service Charge

A service charge is payable for the maintenance and security of the site at £165 per calendar month.

Energy Performance Rating

Copies of the Energy Performance Certificates are available upon request.

VAT

Prices are quoted exclusive of Value Added Tax (VAT) which may apply.

Legal Costs

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

Services

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

Viewing

Strictly by prior appointment through the Sole Agents, Musson Liggins.

