

ASPECT

BUSINESS PARK

OFFICE TO LET

Unit 2, Aspect Court, Aspect Business Park, Nottingham, NG6 8WR

2,024 – 4,229 sq ft (188 – 393 sq m)

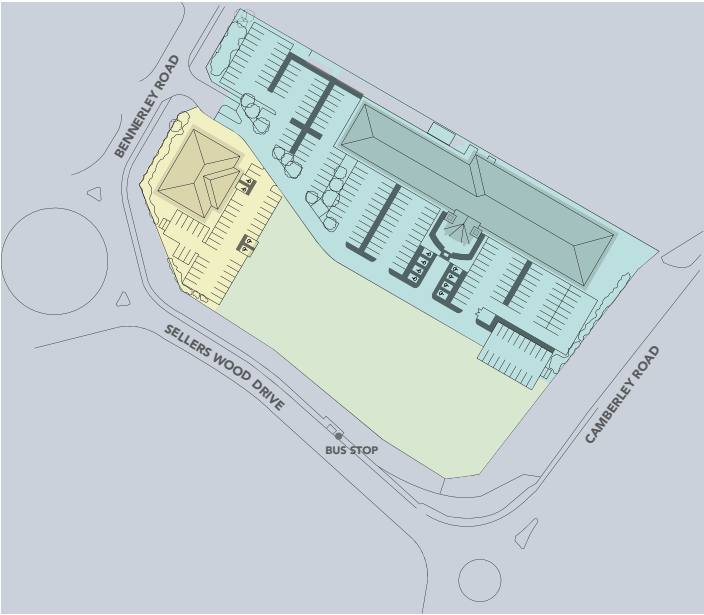
High specification office accommodation in a landscaped and secure business park environment.
Available on a floor by floor basis.



Location

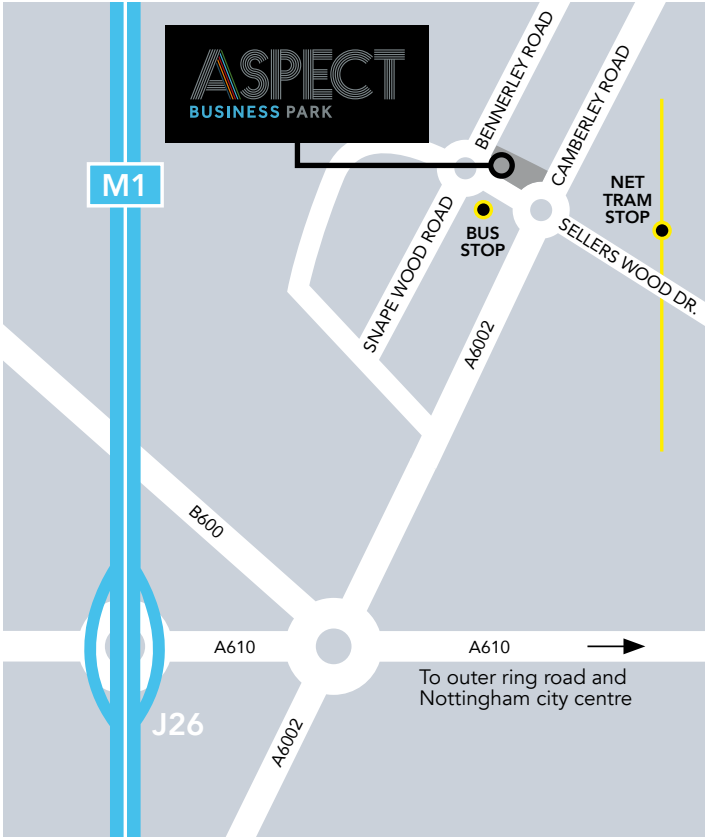
Ideally positioned adjacent to the well-established Blenheim commercial area and just 1.5 miles (2.5 km) from Junction 26 of the M1 motorway. Close by is Bulwell town centre with a regular bus service running to both Nottingham and Bulwell from a bus stop adjacent to the site. The A610 offers efficient access to Nottingham outer ring road and the city centre with its cafés, bars and excellent shopping facilities.

The M1 provides fast access to the M42 at Junction 23A and the A50 Stoke to Derby link road, a dual carriageway link west to the M6. Also located at Junction 23A is Nottingham East Midlands Airport which provides regular UK and European shuttle flights along with its fast expanding cargo handling facility.



Key

- Aspect House
- Aspect Court
- Overflow Car Park (future design & build land)



Existing occupiers include



BY BUS

Aspect Business Park is served by No. 68 and 69 buses which operate a regular service running every 10 minutes throughout the day from Nottingham city centre to a bus stop located immediately adjacent to the site.

BY TRAIN

Nottingham train station provides a direct rail service to London St Pancras with a fastest journey time of 1 hour 42 minutes. Aspect Business Park is linked to the train station by bus, tram and the nearby Robin Hood Rail Link.

BY TRAM

The highly acclaimed NET tram system provides frequent comfortable connections to and from Nottingham city centre towards Junction 24, 25 and 26 of the M1 motorway and the wider Nottingham conurbation. A connecting bus service (No. 68 and 69) provides a direct link every 10 minutes from the tram to a bus stop located immediately adjacent to the site. Trams run seven days a week.

Description

Aspect Court provides modern business accommodation within a secure and easily accessible business park environment. The site has the benefit of excellent 24-hour security 365 days a year incorporating a gated entrance and a comprehensive CCTV system, all of which are managed through an estate service charge.

The highly specified last remaining suite provides:

- Feature glazed entrance
- Card controlled entrance
- Open plan floor plate
- Comfort cooling
- Gas fired central heating
- Separate male/female/disabled wc on each floor
- Raised access floor
- Suspended ceiling with recessed light fittings
- Movement sensitive lighting
- Tinted double glazed powder coated aluminium framed windows



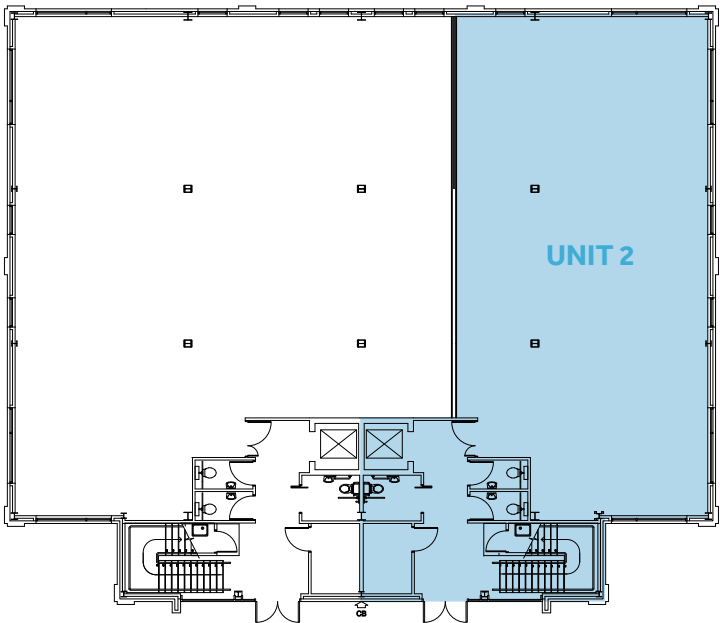
Car Parking

19 allocated parking spaces, providing an excellent ratio of 1:223 sq ft occupied. Additional parking is available by separate negotiation.

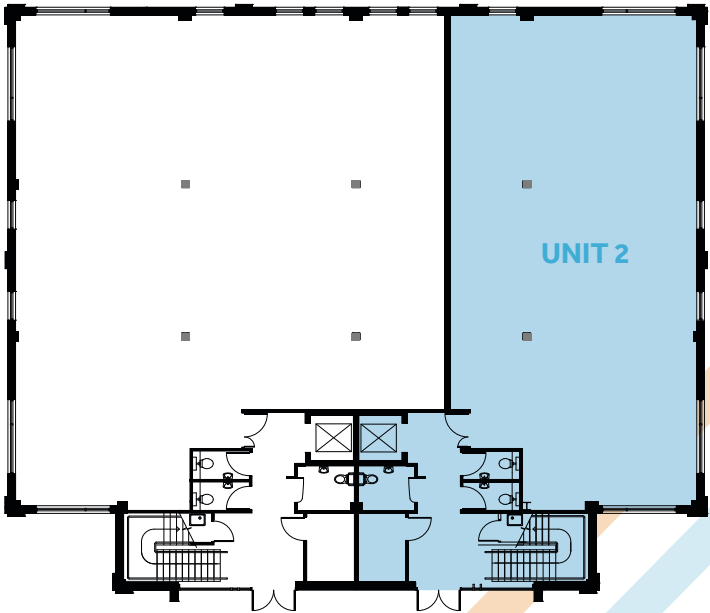
Accommodation

Unit 2 Ground Floor	2,205 sq ft	291 sq m
Unit 2 First Floor	2,024 sq ft	188 sq m
Total	4,229 sq ft	393 sq m

FIRST FLOOR



GROUND FLOOR



Floor plans not to scale

Planning

The property has planning consent for office use under Class B1 (Business) Use of the Town and Country Planning (Use Classes) Order 1987 as amended.

Terms

Available on new effective full repairing and insuring lease terms for a number of years to be agreed between parties

Business Rates

The suite forms part of a larger assessment and will require re-assessment upon occupation. A guide is available from the Agents.

Service charge

Payable for upkeep, repair and maintenance of the external and common parts of the building and the Estate including on site security. A guide is available from the Agents.

Rent

Upon application

VAT

Payable at the prevailing rate

Legal costs

Each party will be responsible for their own legal and professional fees incurred.

Energy Performance Certificate (EPC)

Available upon request. The property has an EPC rating C-65



Viewing and Further Information

By appointment with the joint agents:

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