



**Unit 1 Park Lane Business Centre, Park Lane, Basford, Nottingham,  
Nottinghamshire NG6 0DW**

## Offices

- ▶ **High quality office accommodation with fibre broadband available**
- ▶ **1,663 sq ft (154.5 sq m)**
- ▶ **Rare freehold opportunity**
- ▶ **Dedicated on-site parking for 6 cars**

For enquiries and viewings please contact:



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## Location

The premises are located within the popular and well-established Park Lane Business Centre in Basford, approximately 4 miles north of Nottingham City Centre.

The premises offer good access to major arterial routes including the A611 (leading to J27 of the M1) and the A610 (leading to J26).

## Description

The property comprises an end-terraced brick built two storey unit beneath a pitched and tiled roof with aluminium framed double glazed windows throughout. The property is currently configured to provide modern high quality office accommodation with the following specification:-

Suspended ceilings with inset lighting  
Plaster painted walls  
Carpet covered floors  
Perimeter trunking for power and data  
Fitted kitchen  
Mechanically controlled heating and cooling system  
Fibre broadband  
Associated w.c.

The property also benefits from 6 car parking spaces.

## Accommodation

	Sq M	Sq Ft
Ground Floor	73.4	790
First Floor	81.1	873
<b>Total</b>	<b>154.5</b>	<b>1,663</b>

Measurements are quoted on a Net Internal basis, in accordance with the RICS Code of Measuring Practice, 6th Edition.

## Planning

From enquiries made of Nottingham City Council Planning Department we understand that the property has planning consent for use as Class B1(A) (Offices), B1(B) (Research & Development) with ancillary B1(C) (Light Industrial) and B8 (Storage & Distribution) Uses under the Town & Country Planning (Use Classes) Order 1987 and its subsequent amendments.

## Tenure

The property is available to purchase on a freehold basis or to rent on flexible terms for a number of years to be agreed between parties.

## Business Rates

From information taken from the Valuation Office Agency (VOA), the property is described as "Offices & Premises" and assessed as follows:

Ground Floor - £7,600  
First Floor 1 - £5,600  
First Floor 2 - £2,950

Total Rateable Value - £16,150.

## Price

Price/Rent upon application.

## Service Charge

An estates service charge is applicable, further details are available on request.

## VAT

All sums quoted exclusive of VAT if applicable.

## EPC

The premises has an EPC assessment of D-86.

## Viewings

By appointment with the sole agents.

## Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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