



**Building D94, Boots Campus, Nottingham, Nottinghamshire NG90 1BS**

## **Modern HQ Offices**

- ▶ **High quality HQ offices within a landscaped environment**
- ▶ **NIA 31,631 sq ft (2,939 sq m) plus substantial undercroft**
- ▶ **Dedicated car parking for 80 vehicles (further parking available on site)**
- ▶ **Convenient public transport links via bus and tram**

For enquiries and viewings please contact:



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**Location**

The property forms part of the Boots Nottingham Campus, a c. 279 acre landholding situated on the fringe of Nottingham City Centre with direct access to the inner ring road which in turn provides efficient access to Junctions 24, 25 and 26 of the M1 motorway.

The Campus also benefits from good public transport links with a frequent bus service running to and from the City Centre and a new pedestrian/cycle bridge provides access to the tram stop on University Boulevard. The immediate locality accommodates a range of commercial occupiers, several car showrooms, office and leisure occupiers including the award winning Sat Bains restaurant.

**Description**

The property comprises a purpose-built two storey detached office building set within its own landscaped grounds. The accommodation is spread over two floors with office accommodation at upper ground floor level and ancillary accommodation at lower ground floor undercroft.

Internally the upper ground floor office accommodation benefits from a generous floor to ceiling height and good natural daylight by virtue of a number of roof light atria alongside the perimeter fenestration. Heating and cooling is provided by the campus-wide high pressure steam system. The lower ground floor undercroft provides storage as well as a number of ancillary rooms.

The accommodation is currently configured to provide principally open plan accommodation served by a series of meeting rooms and break out areas, together with ancillary toilet and kitchenette facilities.

Externally the building sits within a mature landscaped environment with dedicated parking to the front for approximately 80 vehicles, whilst to the rear is an attractive memorial garden to which benefits from direct pedestrian access from the principal office accommodation.

**Accommodation**

	Sq M	Sq Ft
Upper Ground Floor	2,938.5	31,631
Lower Ground Floor Undercroft	1,746.8	18,803
<b>Total</b>	<b>4,685.3</b>	<b>50,434</b>

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

**Planning**

We understand the property has planning permission for use as offices under B1 (Business) Use of the Town & Country Planning (Use Classes) Order 1987 and its subsequent amendments.

**Tenure**

The property is available on a new lease for a term of years to be agreed.

**Business Rates**

The property is to be reassessed upon occupation. A guide is available from the agents.

The occupier will be responsible for the Workplace Parking Levy.

**Rent**

Rent upon application.

**Service Charge**

A estates charge will be payable in respect of the maintenance of the common areas. Details of the current passing estates charge is available from the agents.

**VAT**

VAT is applicable to the rent.

**Legal Costs**

Each party to bear their own legal costs.

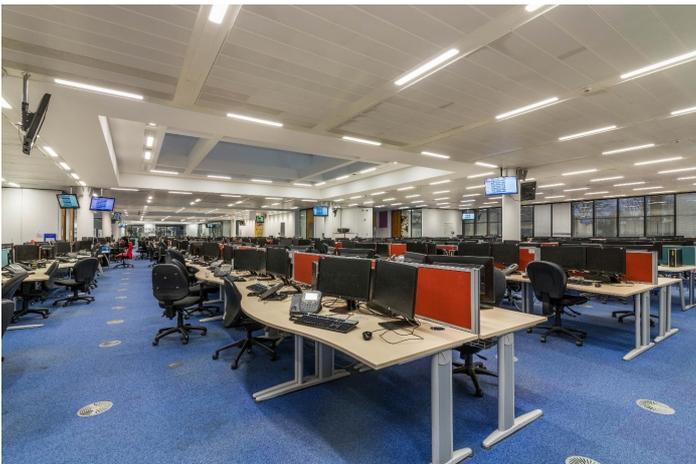
**EPC**

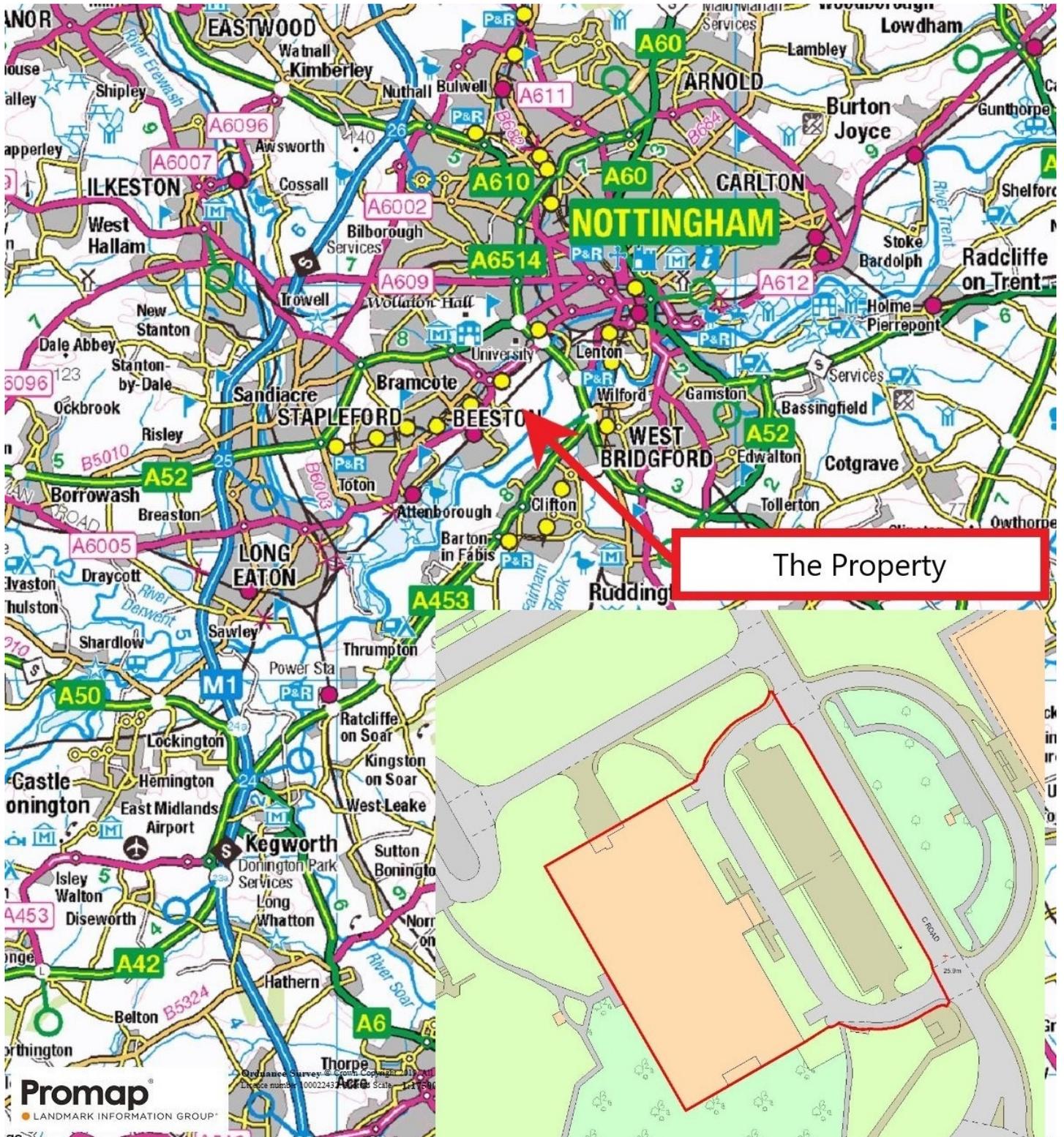
The premises has an EPC assessment of D-87.

**Viewings**

Viewings are by appointment with sole agents Innes England.

Date Produced: 10-May-2019





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