

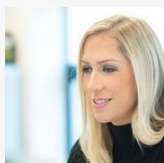


**Unit 10 Poplars Court, Lenton Lane, Nottingham, Nottinghamshire NG7 2RR**

## OFFICES

- ▶ **Rare freehold opportunity or available on new lease terms**
- ▶ **Self-contained, high quality office accommodation**
- ▶ **1,418 sq ft (131.74 sq m)**
- ▶ **Dedicated on-site car parking**

For enquiries and viewings please contact:



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## Location

The Poplars Court development is prominently positioned fronting Lenton Lane in close proximity to the Nottingham ring road, and approximately 1.5 miles west of Nottingham City Centre.

The development offers excellent transportation links being close to the A52 and Junctions 25 and 26 of the M1 motorway with further transport links including the Nottingham railway station (approximately 2 miles) and the recently extended NET tram network (stop located a short walk over the canal bridge on Abbey Street) providing connections to the City Centre, and the railway station in minutes, as well as park and ride facilities at Junctions 24, 25 and 26 of the M1 motorway.

## Description

The premises comprise high specification, double glazed two storey offices within a purpose-built development, benefiting from remotely monitored site CCTV.

Internally, the unit comprises open plan accommodation on the first floor with two partitioned offices/meeting rooms on the ground floor and a further waiting/reception area.

The property also benefits from VRV air conditioning and high quality wood covered floors. There are associated wc's and a fitted kitchen on the ground floor.

3 car parking spaces are allocated to the property.

## Accommodation

	Sq M	Sq Ft
Ground Floor	65.8	708
First Floor	65.9	709
<b>Total</b>	<b>131.7</b>	<b>1,418</b>

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

## Planning

Poplars Court has planning consent for Class B1a (Office) Use of the Town & Country Planning (Use Classes) Order 1987 and subsequent amendments.

Alternative uses may be permitted however interested parties are advised to liaise with the Local Planning Authority.

## Tenure

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

Consideration will also be given to a freehold sale with vacant possession.

## Business Rates

From information taken from the Valuation Office Agency (VOA) website, we understand the property is described as "Offices & Premises" and has a current Rateable Value (effective 01.04.17) of £13,500.

## Price

Price/Rent upon application.

## Service Charge

An estate service charge will be payable in respect of the maintenance and upkeep of Poplars Court.

A guide is available from the agents upon request.

## VAT

All sums quoted exclusive of VAT if applicable.

## EPC

The premises has an EPC assessment of B-45.

## Viewings

By prior appointment through 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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