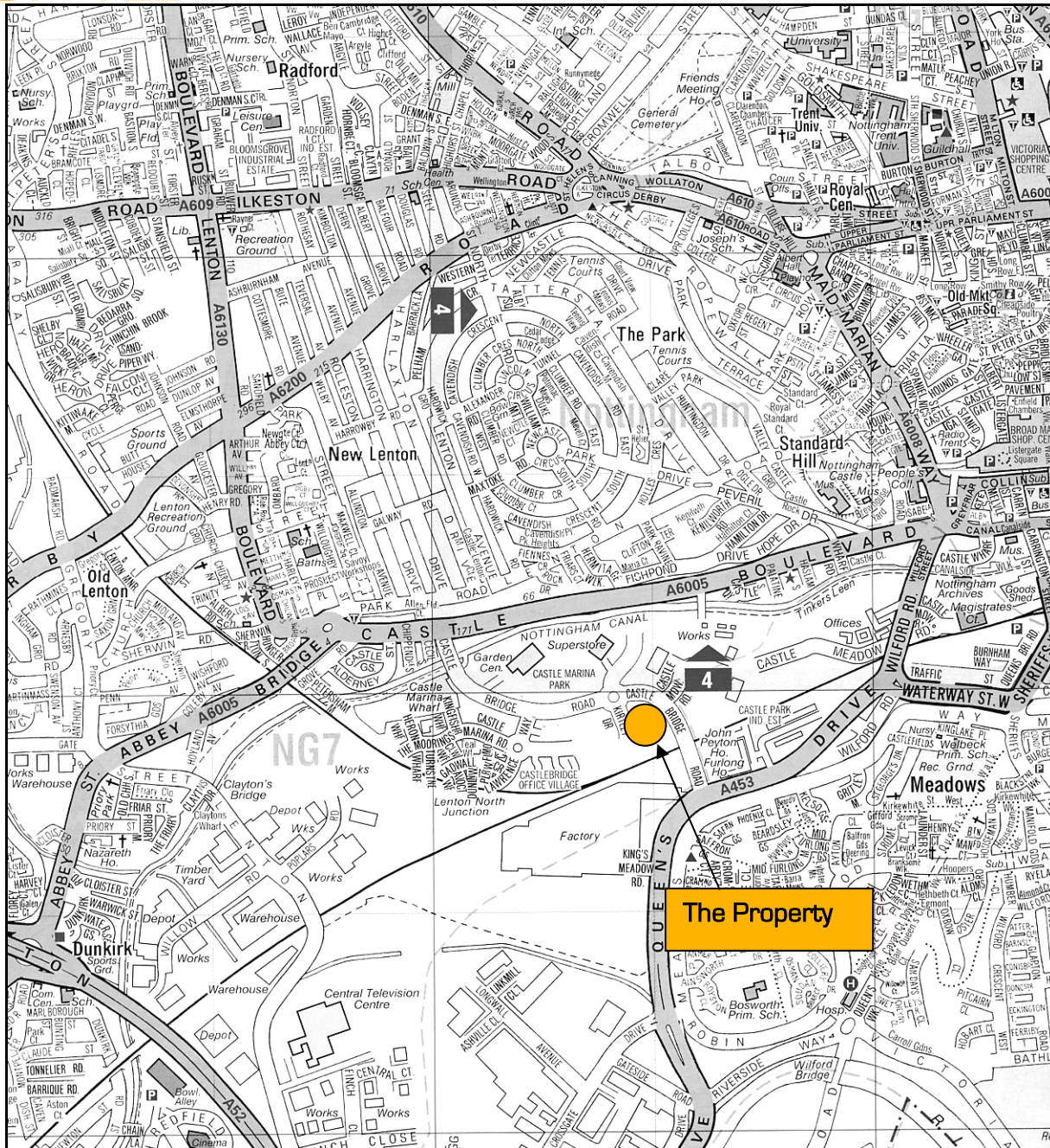


UNIT 2 CASTLEBRIDGE OFFICE VILLAGE
CASTLE MARINA
NOTTINGHAM
NG7 1LD

TO LET

UNIT 2 CASTLEBRIDGE OFFICE VILLAGE
CASTLE MARINA
NOTTINGHAM
NG7 1LD

A TWO STOREY SELF CONTAINED OFFICE BUILDING OF APPROXIMATELY 141M² (1,521FT²) WITH 8 CAR PARKING SPACES



- ◆ Set in Castlebridge Office Village, one of Nottingham's most popular locations
- ◆ Adjacent to retail, leisure and excellent public transport routes
- ◆ Ready for immediate occupation
- ◆ More amenities than NG2 Business Park plus cheaper rent!

NOT TO SCALE

OUR REF: JMP/LK

DATE: 12/07/2007



PROPERTY MISDESCRIPTION ACT 1991
All statements contained within these particulars have been provided in good faith and are understood to be correct. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly, 1)...Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the guide figures given. 2)... Information on tenure or vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3)...Information on rating assessments, availability of services and Town and Country planning matters have been obtained by an oral enquiry to the appropriate planning authority. Fisher Hargreaves Proctor do not warrant that there are no connection charges inherent in the availability of services to the unit. Prospective purchasers should obtain written confirmation prior to entering into any contract for purchase or lease. 4)... Detailed tests have not been undertaken on services, central heating installations, plumbing installations etc. and purchasers/lessees should undertake independent tests as to the condition of all services and mechanical engineering installations. 5)... All guide price and rental figures are quoted exclusive of VAT unless expressly stated to the contrary.



0115 950 7577
visit our website: www.fhp.co.uk

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LOCATION

Castlebridge Office Village has, since inception, been one of Nottingham's most successful out of town office environments regarded as out of town offices within an in town location.

Being located within Castle Marina, the site is easily accessible to the Nottingham city centre with a shuttle bus running throughout the day between the city centre and Castle Marina and also to the main arterial roads, most particularly through its linkage via Queens Drive to the Nottingham Ring Road which accesses Junctions 24 – 26 of the M1.

More exact positioning can be found on the plan found on the reverse of the particulars. An aerial photograph of the office and surrounding area can be seen under the specific property reference at www.fhp.co.uk

THE PROPERTY

The property comprises a two storey self contained office building of brick elevations under pitched tiled roof with inset aluminium powder coated windows set within a courtyard of similar buildings.

Features of the specification include:-

- ◆ Self contained entrance
- ◆ Intruder alarm
- ◆ Newly redecorated and re-carpeted open plan offices to ground and first floors
- ◆ WCs to both floors
- ◆ Fitted kitchenette

ACCOMMODATION

From measurements taken on site, we calculate a net internal floor area of the two floors to be:-

141m² (1,521ft²)

(These measurements are for guidance purposes only and prospective tenants should undertake their own measurements prior to occupation.)

CAR PARKING

The unit benefits from 8 allocated car parking spaces to the front and rear of the property.



PLANNING

It is our understanding that the premises have an existing planning consent to be used as offices in accordance with Use Class A1 (c).

(This information is provided for guidance purposes and prospective tenants are advised to ensure that they do not require change of use by contacting the Nottingham City Council Planning Department on 0115 9155555).

SERVICE CHARGE

Each of the occupiers of Castlebridge contribute to the Castlebridge Office Village service charge which deals with the upkeep and maintenance of the external areas and full information of the current charges are available from the agents.

BUSINESS RATES

We understand from verbal enquiries with Nottingham City Council the following:-

Rateable Value 2008/09: £24,000
Rates Payable 2008/09: £11,088

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries of Nottingham City Council Business Rates Department on 0115 9155555)

TERMS

The property is available on flexible terms at a rental of:-

£22,800 per annum exclusive

VIEWING & FURTHER INFORMATION

For further information or to make arrangements to view please contact:

Contact: Billy Wright

Tel: 0115 9507577

Fax: 0115 9507688

Email: billy@fhp.co.uk