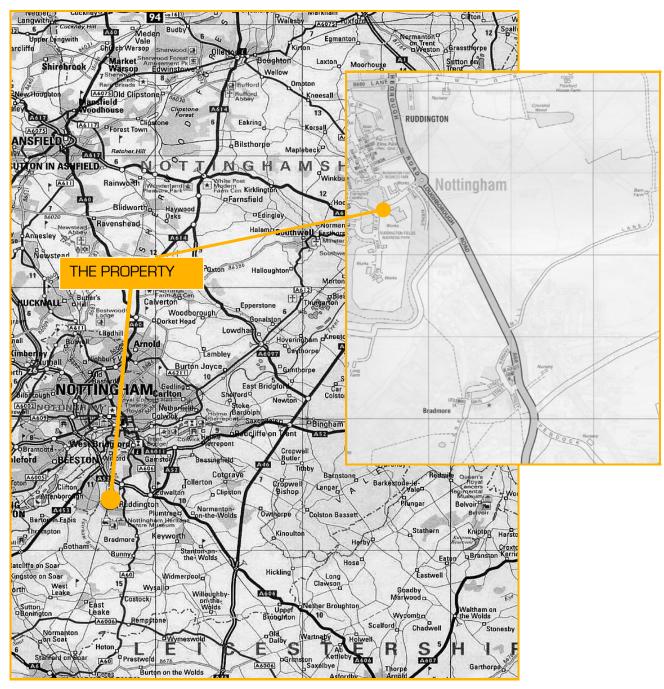
FIRST FLOOR OFFICES BRITANNIA HOUSE RUDDINGTON BUSINESS PARK MERE WAY RUDDINGTON, NOTTINGHAM, NG11 6JS



NOT TO SCALE

FISHER

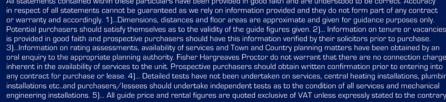
PROCTOR

HARGREAVES

OUR REF: BW/GB

DATE: 19/02/2008

PROPERTY MISDESCRIPTION ACT 1991





TO LET

FIRST FLOOR OFFICES
BRITANNIA HOUSE
RUDDINGTON BUSINESS PARK
MERE WAY
RUDDINGTON
NG11 6JS

A HIGH QUALITY COMFORT COOLED OFFICE SUITE 790M2 (8,500FT2) WITH 36 CAR PARKING SPACES (MINIMUM) SET WITHIN A SECURE AND LANDSCAPED SITE



- Prominent position at the entrance to Ruddington Fields Business Park
- Excellent specification redecoration/refurbishment under way
- Superb additional breakout/restaurant facilities available



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

FIRST FLOOR OFFICES **BRITANNIA HOUSE RUDDINGTON BUSINESS PARK MERE WAY** RUDDINGTON, NOTTINGHAM, NG11 6JS

THE LOCATION

Britannia House is located at the entrance to Ruddington Fields Business Park -a 35 acre prestigious parkland business park on the southern outskirts of Nottingham.

The Park is accessed from the A60 Loughborough Road and is as shown identified on the attached site and location plans.

Ruddington Fields provides a highly landscaped parkland setting and it attracts substantial occupiers such as Experian, Computerland, Cattles and BASF by way of illustration.

An aerial photograph of Ruddington Fields and a location map can be found by viewing the property at www.fhp.co.uk

THE PROPERTY

Britannia House is a modern two storey office building constructed of brick elevations under a pitched composite tiled roof.

Midland HR occupy the ground floor and the remainder of the property.

The first floor self contained office suite is currently under refurbishment and is to be redecorated and re-carpeted offering principally open plan self contained office accommodation.

The space is accessed through a high quality and prestigious ground floor reception from which there is stairs and lift access.

Features of the specification include:

- 3 compartment power and data boxes with Cat 5 cabling
- New carpeting
- New decorations
- Comfort cooling
- Male and female WC facilities
- On site 24 hour security
- Barrier controlled entrance

BREAK OUT/CANTEEN

Midland HR benefit from on site restaurant an rest area which can (by agreement) also be used by the incoming tenants.

PROPERTY MISDESCRIPTION ACT 1991 **FISHER**

HARGREAVES

PROCTOR

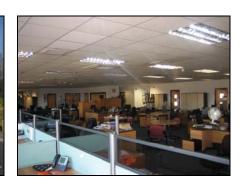
CHARTERED SURVEYORS

nents cannot be guaranteed as we rely on information provided and they do not form part of any contract rdingly. 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 inherent in the availability of services to the unit. Prospective purchasers should obtain written confirmation prior to entering int any contract for purchase or lease. 4]... Detailed tests have not been undertaken on services, central heating installations, plumb 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 contra

OFFICE & INDUSTRIAL







ACCOMMODATION	From measurements taken we calculate the net internal area to be:
	790 m² (8,500 ft²)
	[These measurements are for guidance purposes only and prospective tenants should verify the measurements prior to occupation.]
CAR PARKING	36 car parking spaces are to allocated together with visitor's car parking. It is possible that more car parking may be available by negotiation.
PLANNING	We understand that the premises can be used as offices.
	Prospective tenants are advised to ensure that they do not require a change of use by making enquiries to the Rushcliffe Borough Council Planning Department tel: 0115 981 9911.
BUSINESS RATES	The property is currently held on one main assessment.
	Guidance on the rates payable can be provided by the agents.
LEASE TERMS	The premises are offered on a new fully repairing and insuring lease (via service charge provisions) at a rental of:
	£145,000 per annum (one hundred and forty five thousand pounds)
SERVICE CHARGE	A service charge is payable to cover the cost of cleaning and maintenance of the common areas and external fabric of the building – details of the service

charge are available on request.

For further information or

to make arrangements to

view please contact:

VAT is payable at the standard rate



VIEWING & FURTHER

INFORMATION

VAT

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

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Fax:

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Billy Wright