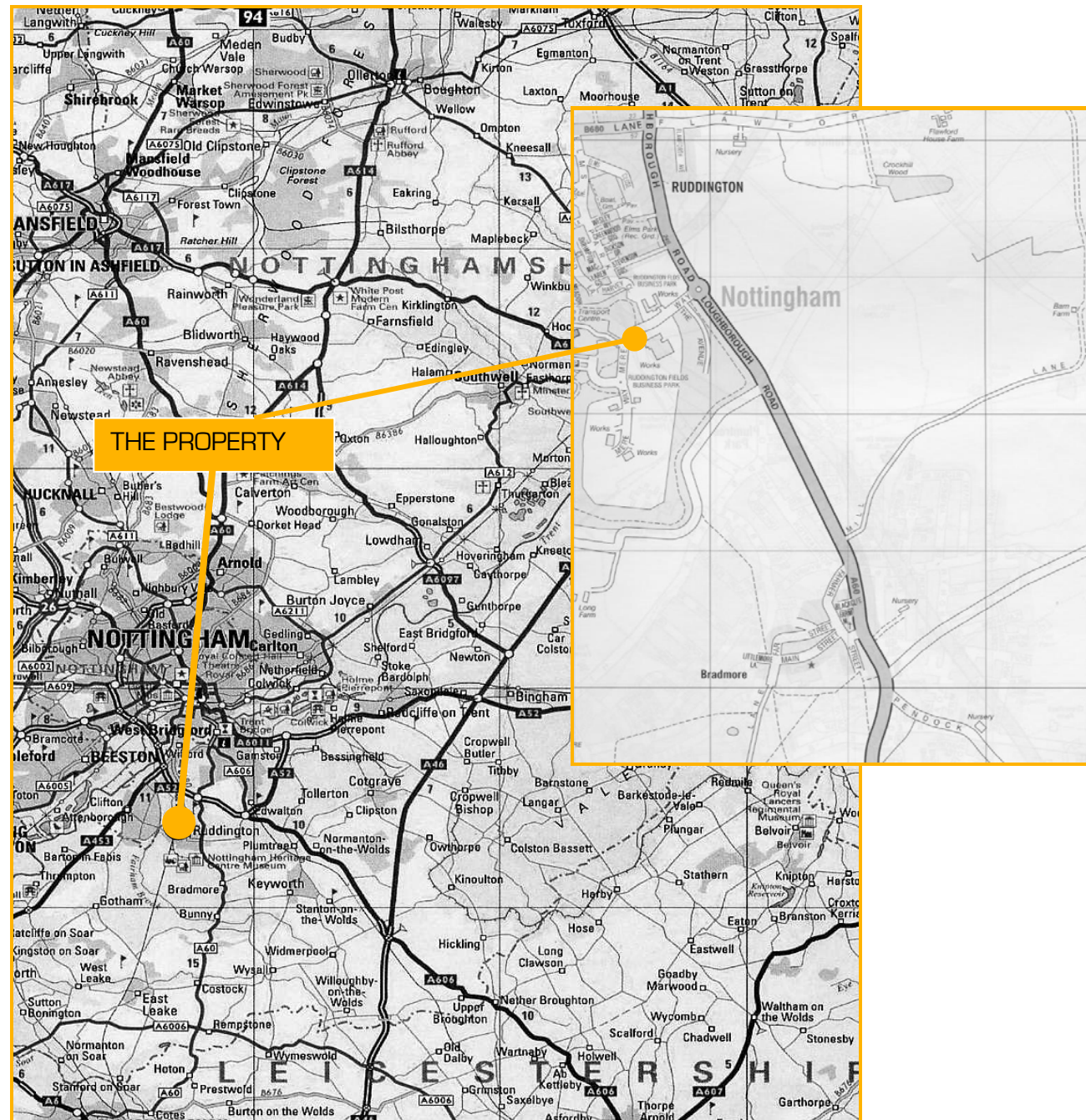


FIRST FLOOR OFFICES  
BRITANNIA HOUSE  
RUDDINGTON BUSINESS PARK  
MERE WAY  
RUDDINGTON, NOTTINGHAM, NG1 1 6JS

Preliminary Particulars Prior to Refurbishment  
TO LET

FIRST FLOOR OFFICES  
BRITANNIA HOUSE  
RUDDINGTON BUSINESS PARK  
MERE WAY  
RUDDINGTON  
NG1 1 6JS

A HIGH QUALITY COMFORT COOLED OFFICE SUITE 790M<sup>2</sup> (8,500FT<sup>2</sup>) 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

NOT TO SCALE

OUR REF: BW/GB

DATE: 19/02/2008



# 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](http://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.

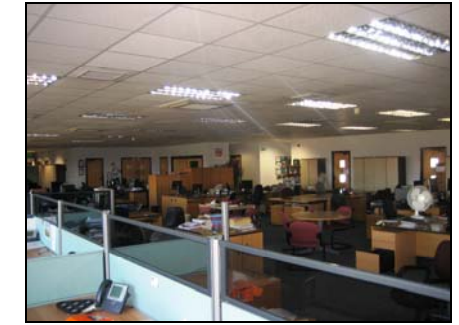
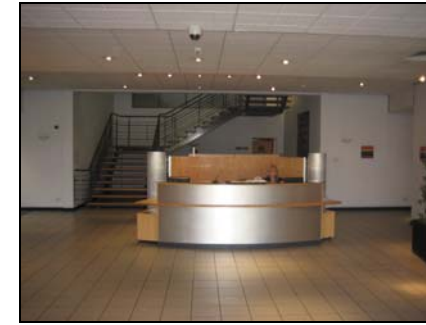
Features of the specification include:

- ◆ 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.

## OFFICE & INDUSTRIAL



## ACCOMMODATION

From measurements taken we calculate the net internal area to be:

**790 m<sup>2</sup> (8,500 ft<sup>2</sup>)**

*(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.

## VAT

VAT is payable at the standard rate.

## VIEWING & FURTHER INFORMATION

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

**Contact:** John Proctor  
Billy Wright  
Tel: 0115 9507577  
Fax: 0115 9507688  
Email: [johnp@fhp.co.uk](mailto:johnp@fhp.co.uk)  
[billy@fhp.co.uk](mailto:billy@fhp.co.uk)