

TO LET NEW FIRST FLOOR OFFICE SUITE

# FIRST FLOOR, UNIT 4D

EAST BRIDGFORD BUSINESS PARK, KNEETON ROAD, EAST BRIDGFORD,  
NOTTINGHAM NG13 8PJ



## Key Highlights

- Secure business park with ample car parking
- Convenient location to the A46, A52 and good access to Nottingham city centre
- New first floor office suite extending to 525 sq ft
- Zero business rates for qualifying companies
- High speed broadband connectivity

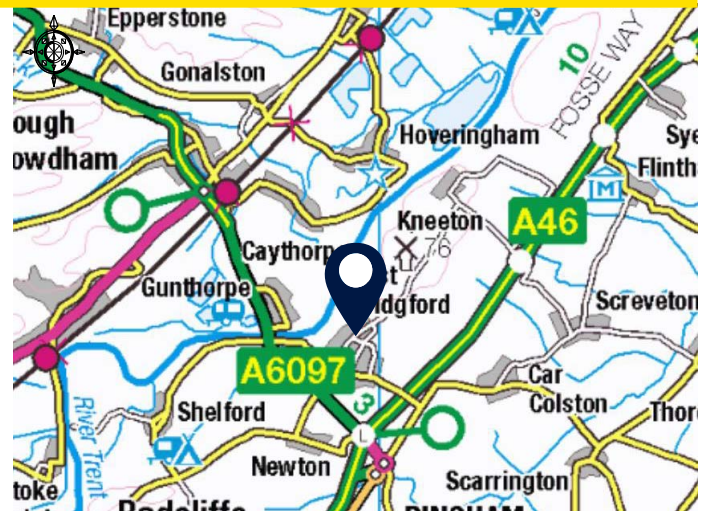
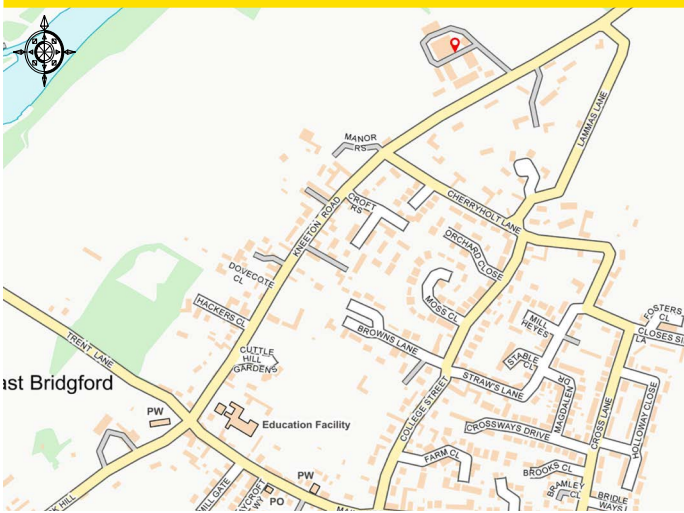


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## Location

East Bridgford Business Park is situated off Kneeton Road on the outskirts of East Bridgford, a picturesque commuter village located approximately 10 miles equidistant between Nottingham and Newark. The A46 is situated within two miles of the property and gives access to Leicester in the south and Lincoln/Newark/the A1 to the north-east. The location also provides good access to the A52 linking both Nottingham and Derby to the west and the A1/Grantham to the east.

## Description

East Bridgford Business Park offers an attractive office environment for any business in a pleasant and secure countryside location with plentiful on site car parking for occupiers and visitors. The business park benefits from high speed broadband connectivity.

The first floor of Unit 4D comprises a new build office forming part of a terrace of mixed business units.

Independent staircase access is provided to the first floor office which is rectangular in shape and includes an attractive modern kitchenette. The specification of the offices comprises carpeted floors, suspended ceilings inset with LED lighting, electric wall heaters, perimeter trunking and double glazed windows. There is a small store at ground floor level beneath the stairs together with shared use of a WC facility.

## Accommodation

From measurements taken on site, we calculate that the suite provides the following net internal area:

UNIT	SQ FT	SQ M
4D	525	48.73

## Contact

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There are three designated car parking spaces allocated with this office. Additional overspill car parking is available throughout the business park.

## Lease

The offices are available on a new lease for a flexible term of years to be agreed and are ready for immediate occupation.

## Rent

£7,500 per annum exclusive

## Estate Charge

An estate charge will be levied for upkeep of the common parts including grounds maintenance. Further details available from the letting agents upon request.

## EPC

B33

## Rating

Details of the business rates area available upon application. Zero rates may be payable subject to ingoing tenants qualifying for small business rates relief.

## VAT

We understand that VAT is payable in addition to the rent.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in any transaction.

## Viewing and further information

Strictly by prior appointment with the Sole Agent, Savills.

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