

To Let

Office 5,649 sq ft

4, Phoenix Place, Nottingham, NG8 6BA



Summary

- Self-Contained Office Building
- Property Type: Office
- Tenure: To Let
- Size: 5,649 sq ft
- Rent: Available on request.

Highlights

- High-quality fit out
- Flexible working space
- Recently refurbished

Location

The property is located on the prominent and well established Phoenix Business Park in Nottingham, immediately adjacent to the A610 trunk road. The A610 is the main arterial route to the city from Junction 26 of the M1 Motorway.

Phoenix Park also benefits from its own dedicated tram stop which runs into the city centre and then onto Clifton every 15 minutes throughout the day. This is alongside a dedicated bus service. The wider Business Park is comprised of a mix of commercial occupiers.

Major occupiers include E-ON, BUPA, Michael Pavis Limited and Premier Inn.

Specification

The property is a purpose-built detached two-storey office building with parking spaces to the front and side. The property was constructed in the late-1990s and is of steel framed construction, externally clad with brickwork elevations. The window units are sealed double glazed aluminium units.

The building has car parking and provides 22 spaces. Internally, the office has been subject to a high quality refurbishment, with the accommodation arranged over the ground and first floor. The majority of the ground floor is open plan, break out space. Whilst half of the first floor has been portioned to create 26 individual training pods.

The building is accessed via a manually operated automatic door, which has swipe card access control. The entrance provides an accessible entry for wheelchair users. Within the connecting hallway, there are male, female and disabled toilets. The male and female toilets are mirrored on the first floor. A passenger lift provides access to the first floor.

Availability

Floor	sq ft	sq m
Ground Floor	2824.50	262.40
First Floor	2824.50	262.40
Total	5649	524.80

Terms

The current lease expires in June 2021 and on this basis we are marketing the assignment of the existing lease. However, a new lease on the whole may also be available.

Viewings

Please direct all questions to the sole agents.

Amenities

- Self-contained
- High Quality fit out
- Air-Conditioning
- Raised floors
- Lifts
- Kitchenette

Energy Performance Rating

Available on request.

Rent

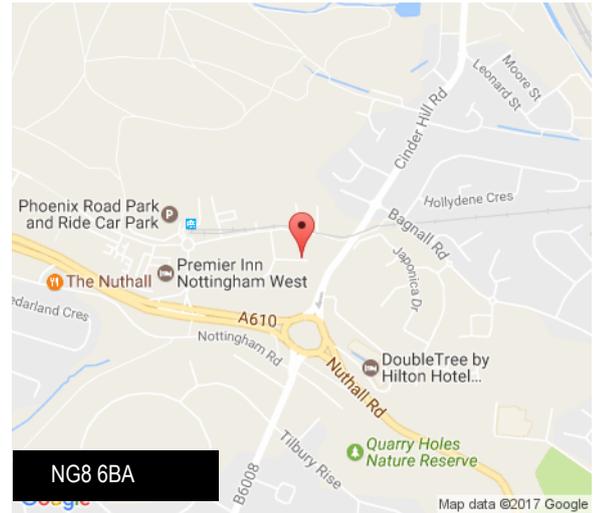
Available on request.

Business Rates

£36,281 per sq ft (based on a Rateable Value of £73,000).

Service Charge

Available on request.



Viewing & Further Information

If you are interested and would like more information please get in touch.

Contacts

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