

## Unit G4, Ash Tree Court, Nottingham Business Park Nottingham, Nottinghamshire NG8 6PY

lot 14

### Freehold Office Investment

- Let to Stora Enso UK Ltd on a recently agreed reversionary lease
- Well established and strategically located business park
- Approximately 212.20 sq m (2,284 sq ft)
- Nearby occupiers include DVLA, The Highways Agency, David Wilson Homes and The Nottingham Belfry Hotel

Rent  
**£32,335**  
per annum  
exclusive



### Location

**Miles:** 4 miles north-west of Nottingham city centre  
28 miles north of Leicester  
34 miles south of Sheffield  
50 miles north-east of Birmingham  
**Roads:** M1 (Junction 26), A610  
**Rail:** Nottingham Rail Station  
**Air:** Nottingham Airport

### Situation

The property is situated within the Ash Tree Court office development on the well established and strategically located Nottingham Business Park off Woodhouse Way, one mile south of Junction 26 of the M1. The property enjoys good access to the commercial centres of Sheffield to the north and Loughborough and

Leicester to the south. Nearby occupiers include DVLA, The Highways Agency, David Wilson Homes and The Nottingham Belfry Hotel.

### Description

The property comprises modern self-contained office accommodation on the ground and first floors and benefits from one on-site car parking space.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx) (3)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Office	104.60 sq m (1,126 sq ft)	<b>STORA ENSO UK LIMITED (1)</b>	10 years from 30/04/2010 on a full repairing and insuring lease (2)	<b>£32,335</b>	29/04/2020
First	Office	107.60 sq m (1,158 sq ft)				
<b>Totals</b>		<b>212.20 sq m (2,284 sq ft)</b>			<b>£32,335</b>	

(1) For the year ending 31st December 2013, Stora Enso UK Limited reported a turnover of £8,139,000, pre-tax profits of £282,000 and a total net worth of £2,016,000. (Source: www.riskdisk.com 12/11/2014)

(2) The tenant occupies the property under a lease for a term of 5 years from 30th April 2010 until 29th April 2015 at a current rent reserved of £32,335 p.a.x. The parties have signed a reversionary lease for a term of 5 years from 30th April 2015 at a reserved rent of £32,335 p.a.x. The lease is subject to a tenant option to determine on the 30th July 2018.

(3) The areas stated have been taken from www.2010.voa.gov.uk.

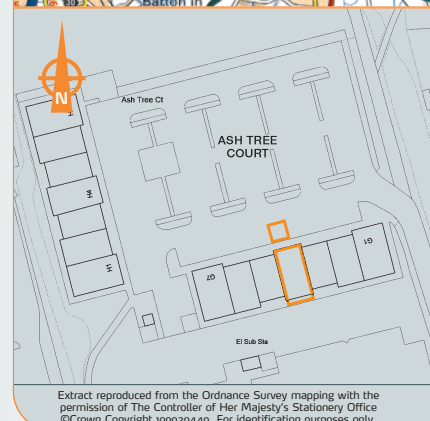
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