

Unit H6, Ash Tree Court, Nottingham Business Park Nottingham, Nottinghamshire NG8 6PY

lot 22

Freehold Office Investment

- Let to Community Solutions Partnership Services Limited on a new lease
- Well established and strategically located Business Park close to the M1
- Approximately 191.74 sq m (2,064 sq ft)
- Nearby occupiers include DVLA, The Highways Agency, David Wilson Homes and The Nottingham Belfry Hotel

Rent
£22,500
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 Railway 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 Motorway. 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 suspended ceilings, perimeter trunking and designated on-site car parking for 8 cars.

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	93.09 sq m (1,002 sq ft)	COMMUNITY SOLUTIONS PARTNERSHIP SERVICES LIMITED (1)	5 years from 01/05/2015 on a full repairing and insuring lease (2)(3)	£22,500	(30/04/2020)
First	Office	98.65 sq m (1,062 sq ft)				
Totals		191.74 sq m (2,064 sq ft)			£22,500	

(1) For the year ending 31/12/2013, Community Solutions Partnership Services Limited reported a turnover of £3,671,000, pre-tax profits of £256,000 and a total net worth of £797,000 (Source: www.riskdisk.com 09/06/2015). Morgan Sindall Grey plc is the ultimate Holding Company.

(2) The lease is subject to a schedule of condition and a tenant option to determine the lease on 01/05/2018.

(3) The lease is outside of the Security of Tenure provisions of the Landlord & Tenant Act 1954.

For further details please contact:

John Mehtab
Tel: +44 (0)20 7034 4855.
Email: john.mehtab@acuitus.co.uk

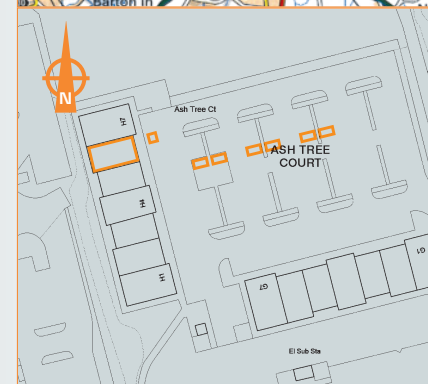
Alec Linfield
Tel: +44 (0)20 7034 4860.
Email: alec.linfield@acuitus.co.uk
www.acuitus.co.uk

Buyer's Legal Report Service

Dentons UKMEA LLP
Contact: Greg Rigby.
Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: **www.acuitus.co.uk** for further details

Seller's Solicitors:

Clarke Willmott LLP
1 Chancery Lane, London WC2A 1LF.
Tel: +44 (0)845 209 1148.
Email: shinal.badiani@clarkewillmott.com
Ref: Shinal Badiani.



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationary Office ©Crown Copyright 100020449. For identification purposes only.