

## Trent Bridge Quays, Meadow Lane, Nottingham, NG2 3HS



**FOR SALE / TO LET**

Fully Fitted Commercial Premises

Total (NIA) 1,388 ft<sup>2</sup> (129 m<sup>2</sup>) approximately

**Location**

The Trent Bridge Quays development forms part of the Nottingham’s Waterside Regeneration, which will comprise landmark luxury residential accommodation together with a variety of commercial uses within close proximity of the City Centre.

The property occupies a highly prominent position fronting Trent Bridge Quays and within close proximity of the A60 and the numerous recreational and leisure facilities that are available both along the River Trent and West Bridgford’s vibrant bars, restaurants and retail offering.

**Description**

The property benefits from a prominent position occupying a corner position on the Trent Bridge development with frontage to Meadow Road.

The property has been fitted to an extremely high standard and provides a welcoming reception area with integral kitchenette and WC facilities. A partitioned full height glass partitioned meeting room is position to the rear corner of the property. Additional features include a karndeian flooring, feature lighting and full height glass elevations.

The unit benefit from 2x car parking spaces set within attractive landscaped grounds and direct vehicular and pedestrian access off Meadow Lane.

**Accommodation**

Unit 2 TBQ	1,388 ft2	129 m2
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**Price / Tenure**

Offers in the region of £330,000 exclusive are sought, subject to contract.

The units will be sold on a new 250-year lease at a ground rental of £250.00 per annum exclusive.

**Rental / Terms**

Alternatively, the property is available to let at £24,000 per annum exclusive with terms to be agreed.

**Service Charge**

A service charge is levied to cover the cost of the maintenance, buildings insurance and upkeep of communal areas and car parking.

**VAT**

VAT will be applicable on the purchase price, rent and service charge.

**Business Rates**

We are awaiting assessment as to the Business Rates, a guide is available from the marketing agents.

**Planning Use**

We understand planning has been granted for Use Class E.

**Legal Costs**

Each party to be responsible for their own legal costs involved in this transaction.

**Anti-Money Laundering (AML)**

A successful purchaser will be required to provide the appropriate information to satisfy current Anti Money Laundering regulations when Heads of Terms are agreed.

**Availability / Viewings**

The property is immediately available following the completion of legal formalities.

Viewings are strictly by prior appointment with sole agents Siddall Jones on **0121 638 0500**

