



297 Radford Road, Nottingham, Nottinghamshire, NG7 5QJ

- * First floor offices
- * 1200 sq ft of space split between 6 office areas
- * Kitchen and w/c's
- * Parking for 6 cars
- * Available July/August 2018

Location

Ryan business park is a small and secure private industrial estate in Radford an inner-city area of Nottingham, located just outside the city centre itself. The appropriate ward of the City of Nottingham Council is called Radford and Park with a population of 21,414. To the south is Lenton and Nottingham City Centre. Ryan business park is just off Nottingham Ring Road, making access very easy from the M1, A52 and A46, with easy access to the North of the City via the Ring road to the A60 Mansfield, being approximately 2 miles away. The offices are highly visible from the Radford Road and a popular area for out of City Centre retail space.

Property Description

First floor offices in a 2 storey office building on the edge of the Business park with visibility from the main road. The offices are well appointed with single point of access to the front, shared with the ground floor tenant.

Accommodation

Office one = 309sq ft max

Office two = 200 Sq ft

Office three = 153 sq ft

Office four/boardroom = 252 sq ft

Office/Reception = 84 sq ft

Kitchen = 92 sq ft

Plus ancillary storage and staff welfare facilities.

Services

We are advised that all mains services are connected to the property. These services have not been inspected or tested by the agent.

Terms

Offered for let on 3 year lease - break clauses may be available.

3 months rent deposit

3 months rent in advance

Rental is payable quarterly along with the service charge, landlords insurance and management fee.

A service charge will be applicable for maintenance of shared areas within the building and car park. This is estimated at £1 psf, and for the year 2018/19 budget will be £1200 payable quarterly with the rent and landlords insurance.

Rates

Please check with the relevant local authority for the up to date ratings.

VAT

We are advised that VAT will be chargeable on the Rent and on any Service charges and Landlords Insurance contributions required.

Legal Costs

Both Parties will be responsible for their own legal costs.

Viewing

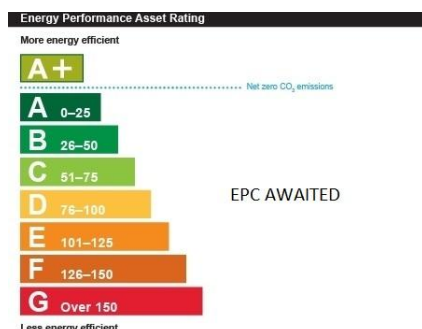
Viewing is strictly by prior appointment via the sole agents Moores Commercial Tel: 01664 431330 or via email office@moorescommercial.com

Parking

Allocated parking for 6 vehicles, plus customer parking on a first come first served basis.

Other

There are other similar units available on this business park, please contact for full availability.



Contact Details

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