

***Modern Office Space. Approx 3,900 SQ FT
(362.33 SQ M).***

TO LET.



***Part Ground Floor Floor (Suite 1) Ergo House , Mere Way,
Ruddington Fields Business Park, Ruddington,
Nottinghamshire NG11 6JS.***



PROPERTY SUMMARY.

Ergo House comprises a detached two storey property which provides Grade A office.

The available suite benefits from the following specification:

- Impressive reception with a 2 storey atrium
- Open plan format
- kitchen/break out area
- Computer controlled dimmable LED office lighting
- Fully accessible carpeted raised flooring
- movable floor boxes with power and data connectivity
- Full air conditioning – 3 pipe system
- Fully integrated building services control system
- Electric car charging points available onsite
- Furniture can be provided with the suit
- 14 car parking spaces



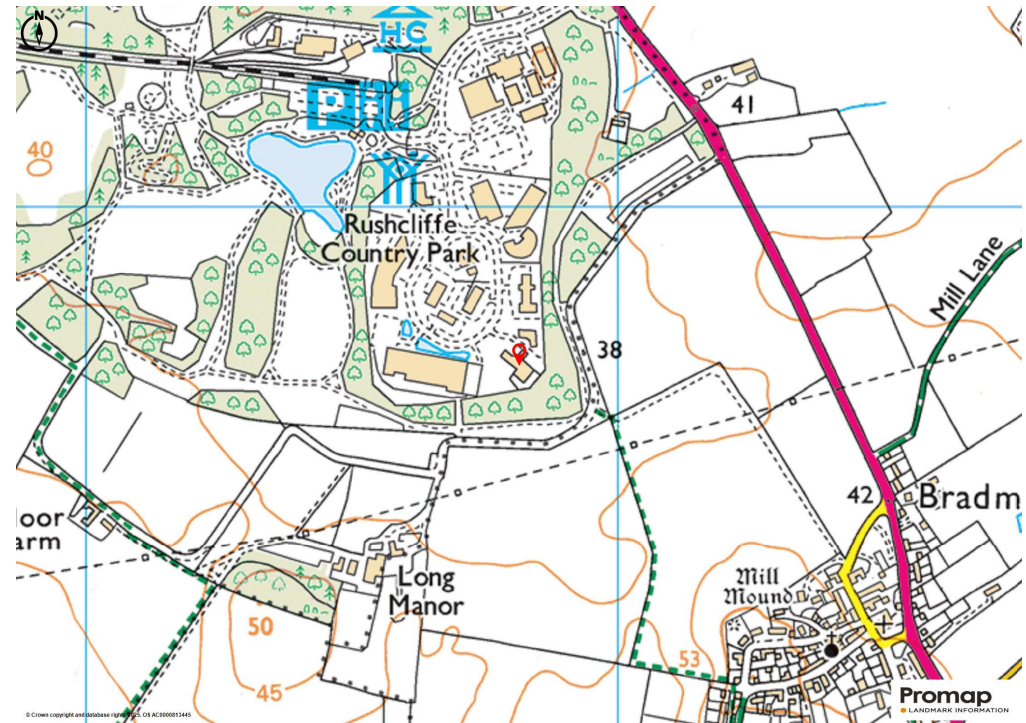
LOCATION.

The premises are situated on Riddington Fields Business Park, an established Business Park located approximately 2 miles south of Nottingham City Centre with a number of established business occupying premises on site, including Quiontent Sciences, Vision Express, Capita, Experian and Ideagen.

The Park can be accessed directly off the Loughborough Road (A60) within easy reach of the Nottingham Ring Road (A52), which in turn provides access to the Nottingham City Centre and the surrounding areas such as Riddington, West Bridgford, Keyworth, Loughborough etc.

The park is served by the 10x Green Line bus service which runs between the City Centre and the Park during peak hours.

Occuipers also benefit from the being situated directly adjacent to Rushcliffe Country Park, a public green space comprising 210 acres.



FLOOR AREA.

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Practice, 6th Edition. All parties are advised to carry out their own measured survey:

Accommodation.	Sq m.	Sq ft.
Total	363	3,900

TENURE.

The suite is available on by way of a sublease for a term to be agreed.

RENT.

The current passing rental is £54,600 pa.

RATEABLE VALUE.

All parties are advised to make their own enquiries of the VOA

LEGAL COSTS.

Each party is to cover their own legal and surveyors costs on any transaction.

VAT.

VAT may be payable on any transaction at the prevailing rate

.SERVICES CHARGE.

A service charge will be payable in respect of the upkeep, security and maintenance of common parts and services. A full breakdown of services is available upon request.

EPC.

The current Energy Performance Certificate rating is C (54).

PLANNING.

We understand that the property benefits from planning consent for the following uses: Class E (Commercial, Business and Services use).

(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

LEGAL COSTS.

Each side to be responsible for their own legal costs incurred in this transaction.

VIEWINGS.

By appointment with the agents.

Contact.

For further information, or to arrange a viewing, please contact the Knight Frank Industrial Agency Team:

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[Particulars dated [13/11/2023]. Photographs and videos dated [08/11/2023].]

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