



1st Floor Ryan House, Radford Road, Nottingham, NG7 7DH

1st Floor Office Space TO LET

£15,000 per annum plus VAT

Nottingham Business Park NG7
7DH

- 1st Floor Office space
- Multiple office rooms
- £15,000 per annum plus VAT
- Service charge applicable
- Busy Nottingham business park
- Close to the main ring road

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Summary

Rent - £15,000
Business rates value - £8700 (relief available subject to status)
EPC - D (78)
VAT - Applicable
Parking - 2 x car parking spaces
Legal Fees - Each party to bear their own costs

Description

1st Floor Ryan House is located close to the entrance to the site. With parking to the front, and main shared entrance with the ground floor office space. The first floor is fully self contained with a range of individual office spaces (4 rooms in total) with fitted kitchen and w/c facilities. Ryan House is a 2 storey brick built property under a pitched tiled roof, with UPVC double glazing and central heating throughout.

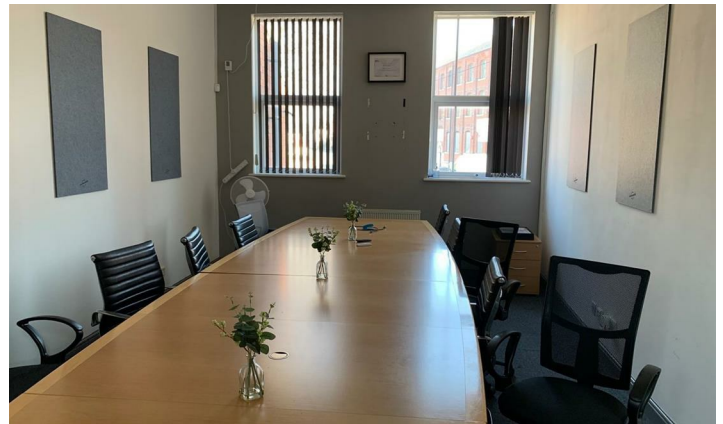
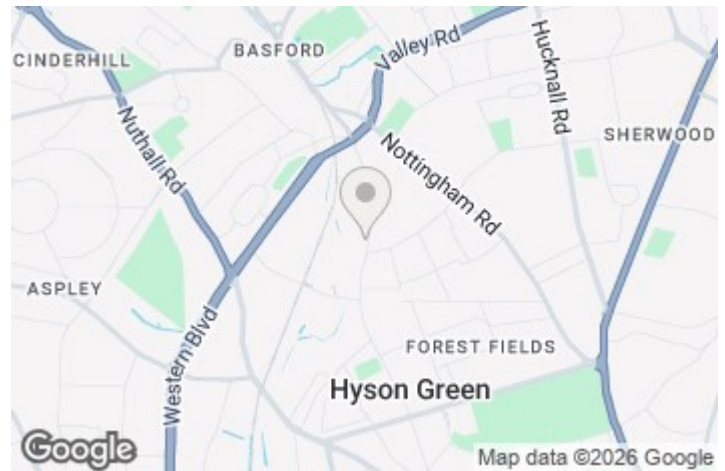
Location

Ryan business park is a small and secure private industrial estate just off Radford Road. Radford is 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.

Terms

The property is offer for lease on a new 5 year lease with 3 year break clause if required. The initial passing rent is £15,000 per annum Plus VAT. 3 months deposit will be required along with references is available. There will be a service charge for the upkeep of common parts.

2 x car parking spaces are available with the offices, with communal spaces available for visitors.



Viewing and Further Information

Ben Freckingham

Email: office@pandfcommercial.com

Tel: 01664 431330

