

# SPEEDO HOUSE

ENTERPRISE WAY • NOTTINGHAM • NG2 1EN



Highly prominent and striking Grade A headquarters offices  
**From 11,326 to 35,298 sq ft**

**TO LET**



## DESCRIPTION

The property comprises of striking Grade A self-contained three storey Headquarters office building situated within NG2, considered Nottingham's Premier Business Park.

Nearby occupiers include HSBC, Geldards, VF Corporation, Specsavers, Experian.

The property incorporates a feature reception with full height galleried atrium offering impressive levels of natural light across large open plan high specification floor plates. There is a large staff canteen at ground floor level.

There are attractive external landscaped areas with seating. The property benefits from 105 dedicated and secure car parking spaces.





## SPECIFICATION

The property has the following Grade A specification:



Full height galleried entrance foyer



Two passenger lifts and VRV cooling & heating



Floor to ceiling height of 2.7 m in office areas



Intelligent lighting, cooling and ventilation controls



High quality finishes and lighting throughout



Externally landscaped and seating areas



Raised access floors with 150mm clear void

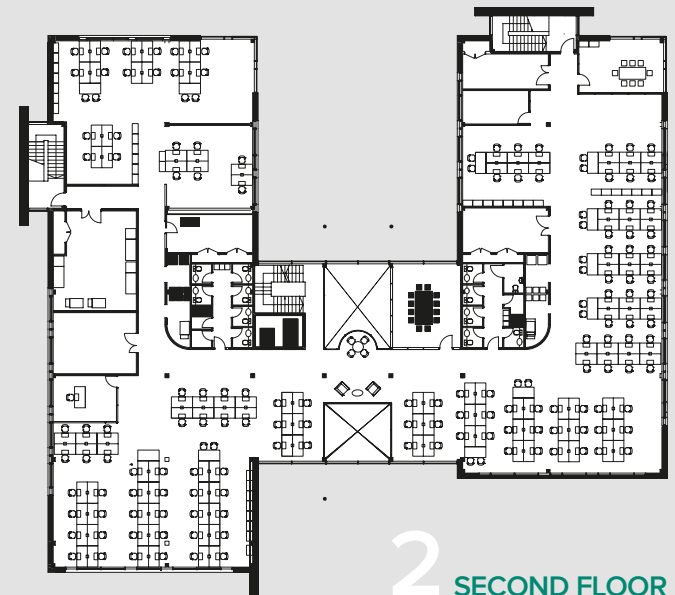
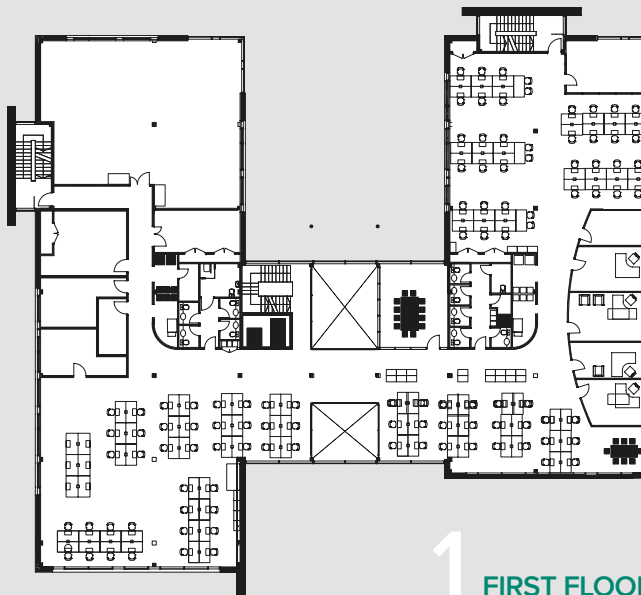
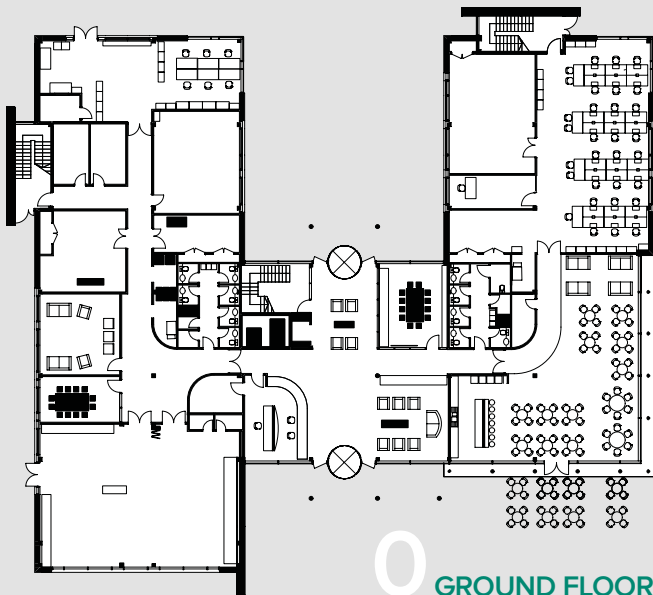


105 car parking spaces



## ACCOMMODATION

Floor	Sq Ft	Sq M	Availability
Ground	11,736	1,090.31	Available
First	11,795	1,095.79	Available
Second	11,765	1,093	Available
<b>Total</b>	<b>35,296</b>	<b>3,279.11</b>	





## LOCATION

NG2 business park is situated at the junction of Queen's Drive and Enterprise Way.

Minutes from the heart of Nottingham city centre and Nottingham Transport hub with the benefit of direct and regular connectivity.

### From the south:

J24 M1, take the A453 in Nottingham through Clifton and over the River Trent onto Queen's Drive heading for the city centre (20 minutes).

### From the North:

J26 M1, take the A610 towards Nottingham, turn right onto A6514 ring road which becomes A52. Take the A453 (Queens Drive) into the city centre.



## PUBLIC TRANSPORT

### RAIL



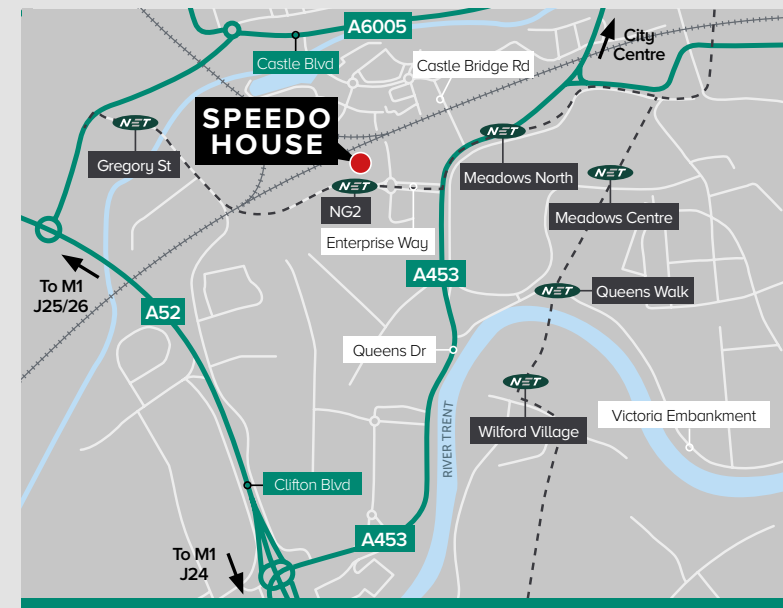
Nottingham Railway Station (109 minutes from London) is only C.15 minutes walk from NG2 or a 5 minute tram.

### TRAM



NG2 offers connectivity with dedicated tram stop directly to the front of the property.

The tram offers direct connectivity to park and ride at J.26 and 24, M1 for both North and South.





## EPC RATING

The Property has an EPC rating of B.

## BUSINESS RATES

Business rates payable of  
£103,543 per annum.

## TERMS

The property is available by the way  
of FRI sub lease or assignment with  
expiry on the 26th October 2026.

## FURTHER INFORMATION

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