

TO LET

Carter Jonas



NO.1 NOTTINGHAM SCIENCE PARK  
JESSE BOOT AVENUE  
UNIVERSITY BOULEVARD  
NOTTINGHAM  
NG7 2RU

OFFICE AND RESEARCH ACCOMMODATION



NOTTINGHAM  
SCIENCE  
PARK

## LOCATION

Nottingham Science Park is a well-established business location, specialising in research and development and offers a wide range of good quality office and workspace accommodation.

The Park is strategically located next to the University of Nottingham, just 2 miles west of Nottingham City Centre and 0.5 miles from the Queen's Medical Centre.

Nottingham Science Park is well connected, situated on the NET tram line providing direct links to the city center. Junction 25 of the M1 just 5 miles away and the Park is also 2 miles from Nottingham train station.

No.1 Nottingham Science Park occupies a prominent position at the entrance of the Park with convenient access to the NET tram line and the A52 ring road. Other tenants include Chinook Sciences Ltd, Oegen Ltd, Kaplan and 121 Systems.

## DESCRIPTION

No 1. Nottingham Science Park is split over two floors and benefits from:

- Full access raised flooring
- Superfast fibre optic broadband (at Tenants cost)
- PIR controlled lighting
- Floor to ceiling height: 2,600 mm – 2,850 mm
- Controlled security access to each suite
- 13 person passenger lift
- Full time on-site property manager
- Additional meeting rooms
- Communal W/Cs and shower facilities
- Secure undercroft car park

## TERMS

The suites are available on effective full repairing and insuring leases for terms to be agreed.

A service charge is payable for the repair and maintenance of common parts. An estate charge is also applicable to cover the wider estate maintenance. Further information is available from the agents.

## ACCOMMODATION

The property has been measured in accordance with the RICS Property Measurement 1<sup>st</sup> Edition (2015) on an IMPS3 – Offices basis.

Suite 4 – Ground Floor	1,076 sq ft	100.2 sq m
Suite 5 – Ground Floor	1,506 sq ft	139.9 sq m
Suite 9 – First Floor	2,562 sq ft	238.1 sq m

## RENT

£18.50 per sq. ft exclusive of outgoings, service charge and VAT.

## RATEABLE VALUE

Interested parties are advised to make their own enquiries to the relevant local authority.

## VAT

All sums are quoting excluding VAT which is payable.

## EPC

EPC: A (24). A copy of the certificate is available upon request.

## LEGAL COSTS

Tenant to be responsible for the Landlord's reasonable legal costs.

## CONTACT

For further information on the Park, please visit:

[www.nottinghamsciencepark.com/](http://www.nottinghamsciencepark.com/)

All viewings must be arranged via the agents:

**Carter Jonas- 01223 315716**

[www.carterjonas.co.uk](http://www.carterjonas.co.uk)

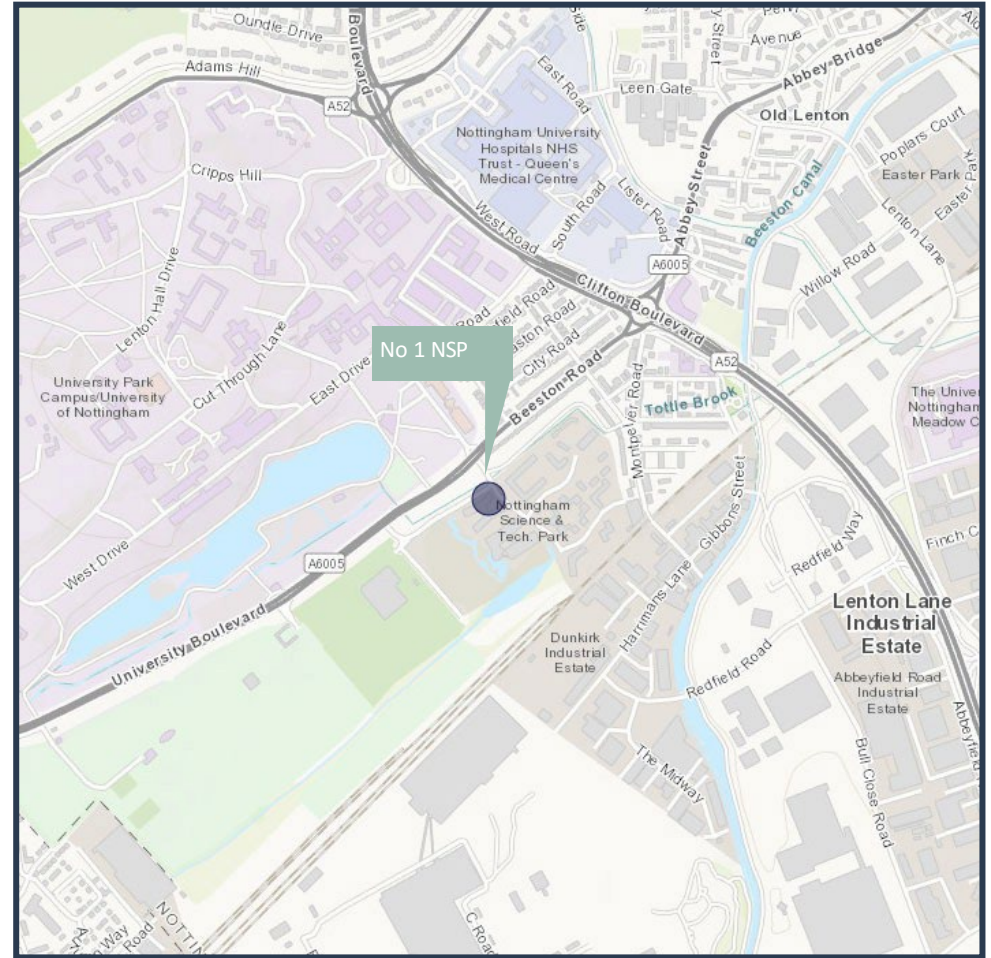
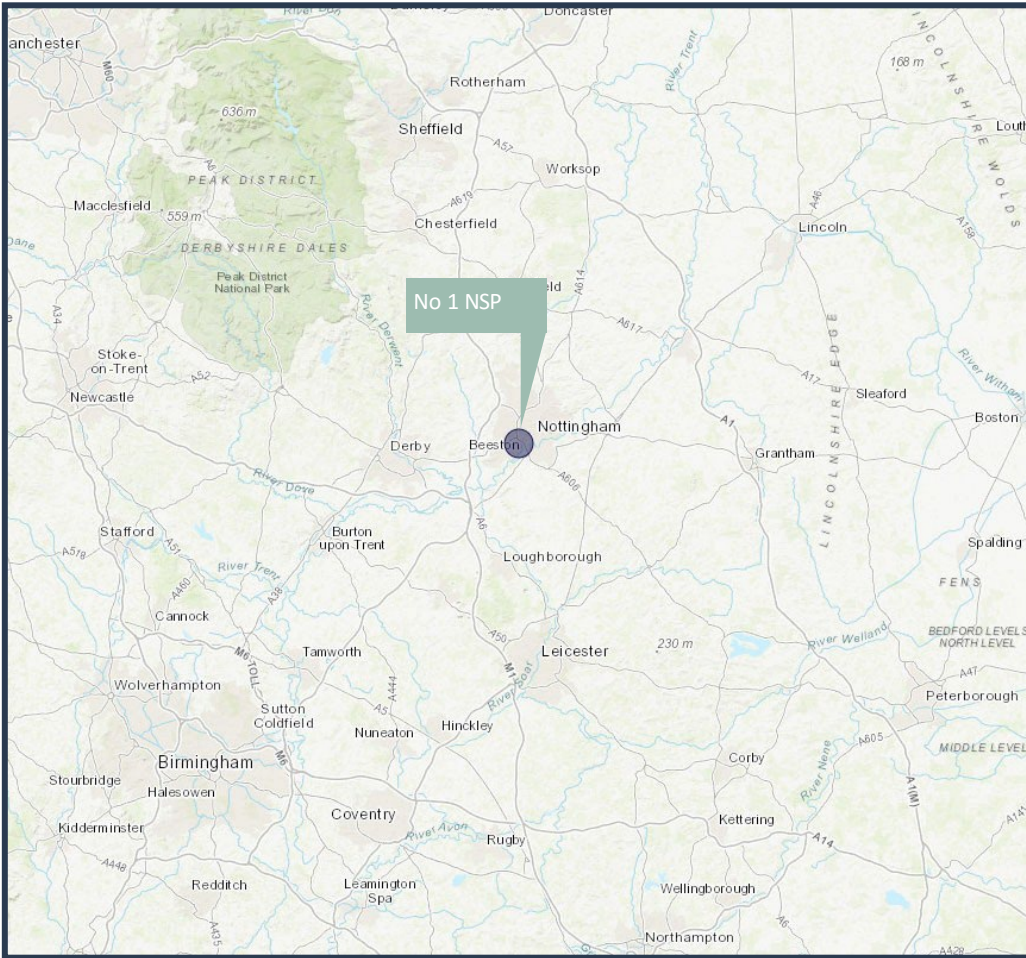
## IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale.



INDICATIVE FIRST FLOOR PLAN – NOT TO SCALE





**FURTHER INFORMATION**

Should you require further information please get in touch:  
[carterjonas.co.uk](http://carterjonas.co.uk)

Laurence Gercke  
 07585 902780  
[Laurence.Gercke@carterjonas.co.uk](mailto:Laurence.Gercke@carterjonas.co.uk)

Charles Clark  
 07780 667063  
[Charles.Clark@carterjonas.co.uk](mailto:Charles.Clark@carterjonas.co.uk)



**NOTTINGHAM  
 SCIENCE  
 PARK**



**Nottingham  
 City Council**

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