

TO LET

**GROUND FLOOR
PHOENIX HOUSE
3 COLLIERS WAY
NOTTINGHAM**



**GRADE A OFFICES
NIA: 8,210 SQ FT (762.7 SQ M)**

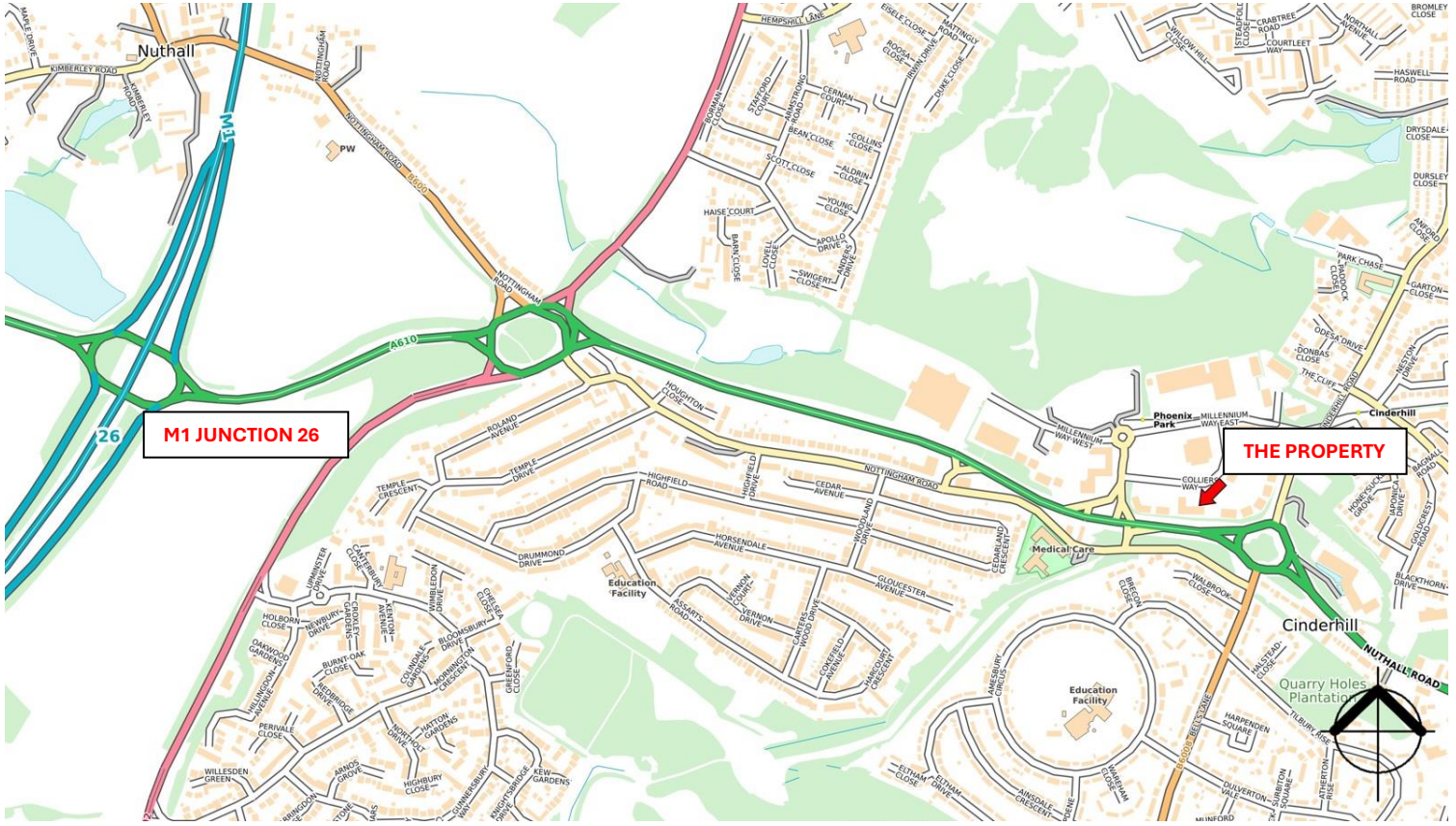
**MODERN GRADE A OFFICES ON POPULAR BUSINESS PARK
AVAILABLE FOR OCCUPATION Q2 2025
DESIGNATED PARKING FOR CIRCA 40 VEHICLES
CLOSE TO A610 & J26 M1 MOTORWAY
ADJACENT TO NET TRAM TERMINUS AND PARK & RIDE**

SAT NAV: NG8 6AT

Property Particulars

**Geo
Hallam &
Sons**

**0115 958 0301
www.geohallam.co.uk**



LOCATION

The property is located on the well-established Phoenix Business Park accessed just off the A610 to the north west of Nottingham between the city centre and Junction 26 of the M1 motorway.

Phoenix Business Park is well served by public transport, with regular bus links to the park and the Phoenix Park tram stop terminating on the Business Park, providing quick and easy access into the city centre and beyond.

Notable occupiers on Phoenix Business Park include Cumputacentre, StoreFeeder, British Red Cross and Bupa Healthcare. There is also a Premier Inn located on site.

DESCRIPTION

The property comprises Grade A ground floor offices within a two-storey office building, benefiting from a shared reception.

The accommodation provides a combination of open plan offices with smaller meeting rooms / private offices and conference facilities.

The property has been subject to an extensive refurbishment providing a modern specification, including:

- A combination of open plan and cellular office accommodation.
- Raised access floors incorporating data and power.
- Suspended ceilings incorporating inset LED lighting.
- Comfort cooling throughout.
- Shower, WC and kitchen facilities.

Externally, the property benefits from dedicated parking for circa 40 vehicles.

ACCOMMODATION

Description	sq ft	sq m
Ground Floor	8,210	762.7
TOTAL	8,210	762.7

Measurements are quoted on a Net Internal Area basis in accordance with the IPMS. All parties are advised to carry out their own measurements.

TERMS OF DISPOSAL

The premises are available on a new Lease for a term of years to be agreed.

QUOTING RENT

£127,000 per annum exclusive

PLANNING

The property has an existing planning permission for use as offices within Class E of the Town & County Planning, Use Classes Order.

Alternative uses may be permitted, although interested parties are advised to make their own enquiries of the Local Authority.

BUSINESS RATES

From investigations made of the Valuation Office Agency website, it has been established that the property currently forms part of a larger assessment and would therefore need to be reassessed upon occupation.

A guide Rateable Value is available from the Agent upon request.

SERVICE CHARGE

A Service Charge is payable in respect of the maintenance and upkeep of the common areas of the building and site.

Further information is available from the agents upon request.

ANTI-MONEY LAUNDERING (AML)

Any offers accepted will be subject to completing AML checks.

VAT

All sums are quoted exclusive of VAT if applicable.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Rating of C (71).

LEGAL COSTS

Each party will be responsible for their own legal costs involved in the transaction.

VIEWING

Strictly by appointment with the sole agent Geo. Hallam & Sons:

Contact: Giles Davis
Email: giles@geohallam.co.uk
Direct Tel: 01159 580 301

Contact: Roger Davis
Email: roger.davis@geohallam.co.uk
Direct Tel: 01159 580 301

February 2025

Geo

Hallam &
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www.geohallam.co.uk

Chartered Surveyors

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Property Particulars

MISREPRESENTATION ACT: Geo Hallam & Sons for themselves and for the Vendors or lessors of this property whose agents they are give notice that: **1)** the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract. **2)** All descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them. **3)** No person in the employment of Geo Hallam & Sons has any authority to give any representation or warranty whatsoever in relation to this property.