

TO LET

**OFFICE SUITE THREE
BRITISH GEOLOGICAL SURVEY CAMPUS
NICKER HILL
KEYWORTH
NOTTINGHAM**



**MODERN REFURBISHED OFFICE SUITE
NIA: 2,562 SQ FT (238 SQ M)**

**REFURBISHED OFFICE SUITE
CAR PARKING AVAILABLE ON SITE
POPULAR SOUTH OF NOTTINGHAM LOCATION
FLEXIBLE TERMS AVAILABLE
SECURE SITE WITH EXTENSIVE ON SITE FACILITIES INCLUDING
GYM & RESTAURANT**

SAT NAV: NG12 5GG

Property Particulars

**Geo
Hallam &
Sons**

0115 958 0301
www.geohallam.co.uk

LOCATION

The property forms part of the established British Geological Survey Campus located on Nicker Hill in Keyworth.

Keyworth is located approximately 7 miles south of Nottingham City Centre accessed via the A606 (Melton Road) and is also located within a couple of miles of the recently duelled A46 which provides convenient access to the M1 to the south and the A1 trunk road to the north.

The property is well served by public transport links with the Keyworth connection providing regular bus services in and out of Nottingham City Centre.

DESCRIPTION

The available office suites are located on the second floor of the GIH Building.

The property comprises a self-contained office suite within a multi-occupied building on the BGS Campus. The property currently provides the following specification:

- Suspended ceilings
- Inset lighting
- Perimeter power and data points
- UPVC double glazing
- Gas fired central heating

The BGS Campus provides the following on-site facilities:

- Shared kitchenette and WC facilities
- On-site car parking
- On-site gym
- On-site canteen/restaurant

ACCOMMODATION

From measurements taken on site we calculate that the property has the following NET internal area:

Description	sq ft	sq m
TOTAL	2,562	238

BUSINESS RATES

As the BGS Campus is assessed as a whole, the business rates are included within the rental figure quoted.

SERVICE CHARGE

A Service Charge is payable in respect of the maintenance and upkeep of the common areas of BGS Campus.

The Service Charge is included within the rental figure quoted below. The Service Charge includes the following:

- Security grounds/landscape maintenance
- Heating/lighting
- Repairs to the common areas of the building
- Use of the canteen

PLANNING

From our enquiries of Rushcliffe Borough Council we understand that the property has the benefit of planning consent for use as offices under class B1 A (Business).

Alternative uses may be permitted although interested parties are advised to make their own enquiries of Rushcliffe Borough Council planning department in respect of their proposed uses.

QUOTING RENT

The premises are available to rent on a new fully repairing and insuring lease for a term to be agreed at a rental of:

£58,900 per annum exclusive.

VAT

All sums are quoted exclusive of VAT if applicable.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Rating of C (63).

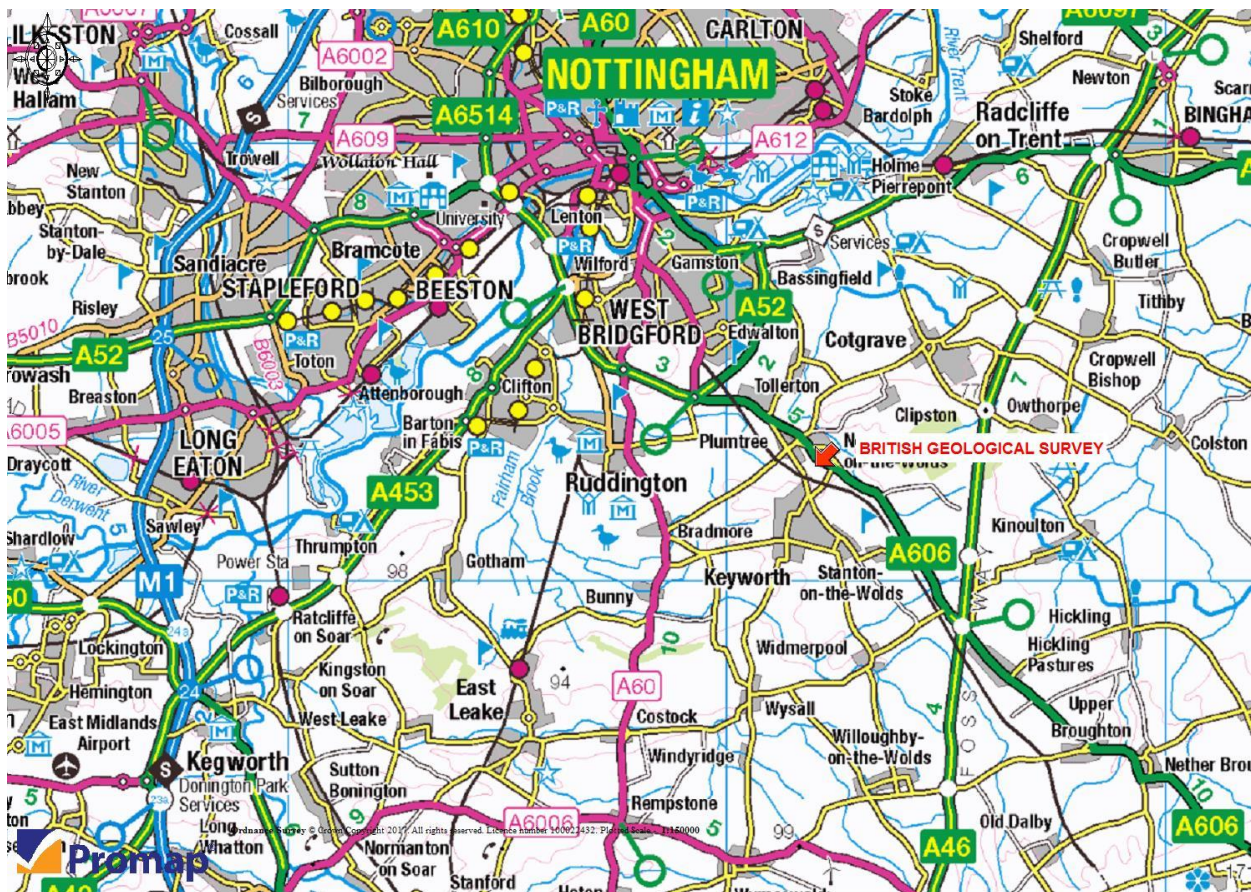
LEGAL COSTS

Each party will be responsible for their own legal fees 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



**Geo
Hallam &
Sons**

0115 958 0301
www.geohallam.co.uk

Property Particulars

Chartered Surveyors
24 Regent Street
Nottingham
NG1 5BQ

Tel : 0115 958 0301
Fax : 0115 950 3108

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