

FOR SALE (MAY LET)

**UNIT 3, POPLARS COURT
LENTON LANE
NOTTINGHAM**



**HIGH QUALITY SELF-CONTAINED OFFICES
NIA: 1,400 SQ FT (130 SQ M)**

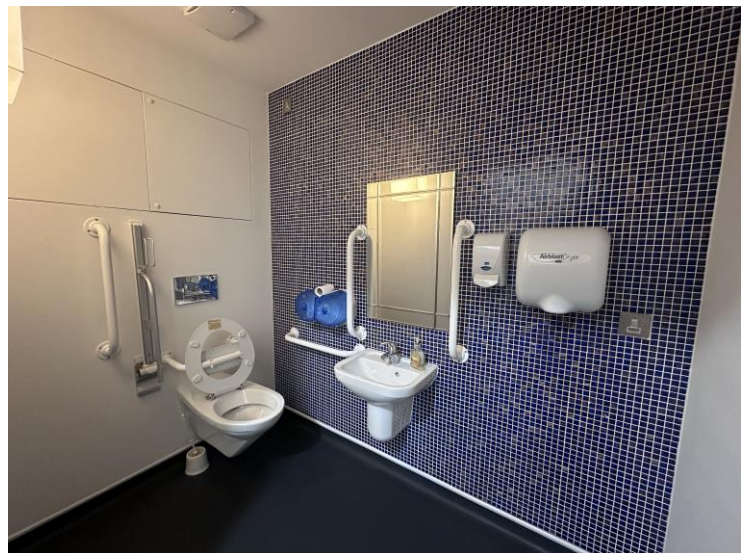
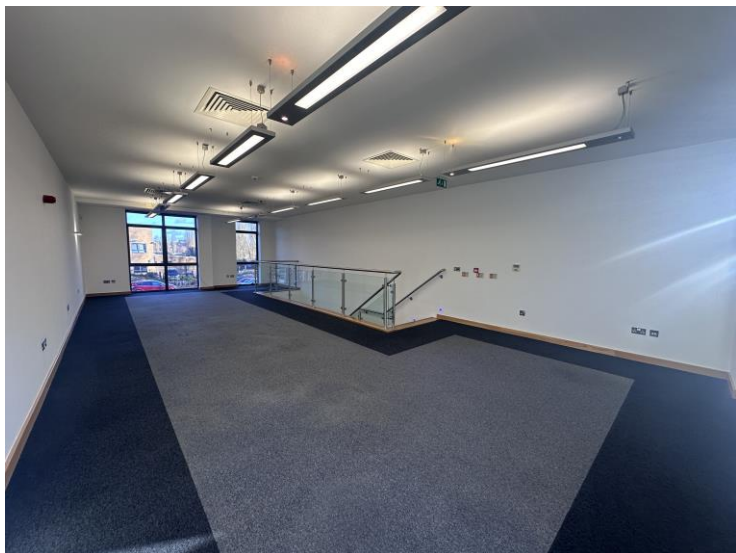
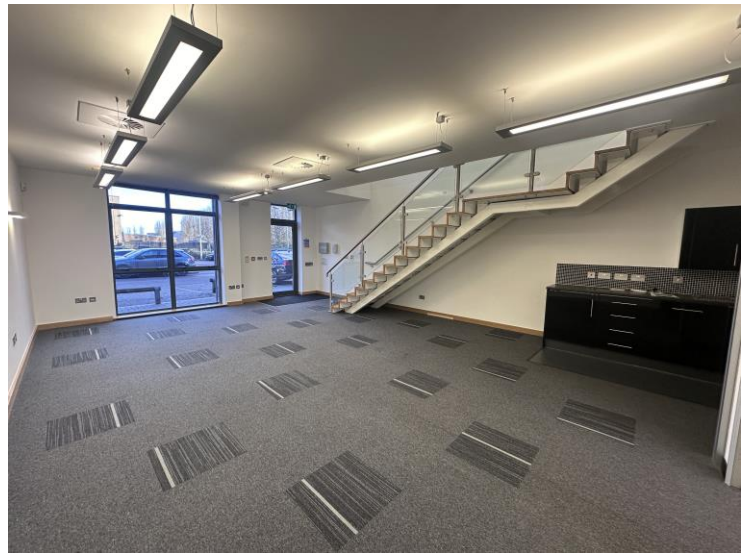
**HIGH QUALITY OFFICE DEVELOPMENT
MODERN SELF-CONTAINED 2-STOREY BUILDING
4 DEDICATED CAR PARKING SPACES
CONVENIENT ACCESS TO NOTTINGHAM'S OUTER RING ROAD
AVAILABLE IMMEDIATELY**

SAT NAV: NG7 2RR

Property Particulars

**Geo
Hallam &
Sons**

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



LOCATION

Poplars Court is situated on Lenton Lane, adjacent to Nottingham's outer ring road, approximately 1.5 miles west of Nottingham city centre.

The location offers excellent transport links being close to the A52 and onwards to Junctions 25 and 26 of the M1.

Nottingham's Railway Station is situated approximately 2 miles west and Gregory Street tram stop is located immediately outside the development.

DESCRIPTION

The property is constructed of cavity brick and blockwork incorporated powder coated double glazed aluminium framed doors and windows beneath a micro-rib steel clad roof.

Internally, the property is open plan in layout with male / female and disabled WC provided to the ground floor, along with a high class kitchenette beneath the stairs incorporating integrated dishwasher and fridge.

The specification includes:

- VRV air conditioning
- Feature lighting
- Villeroy & Boch sanitary ware
- Carpeting throughout
- Painted and plastered walls
- Kitchenette with integrated dishwasher and fridge
- Powder coated double glazing
- Glazed meeting room on ground floor

CAR PARKING

There are 4 dedicated car parking spaces attached to the subject premises.

ACCOMMODATION

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

Description	sq ft	sq m
Ground Floor	711	66
First Floor	689	64
Total	1,400	130

TERMS

The subject premises are available on a Freehold basis with the benefit of vacant possession.

Consideration may also be given to the letting of the property on a new Lease for a term of years to be agreed. Further details are available from the Agent.

GUIDE PRICE

Offers are invited in the region of:

£280,000

(two hundred and eighty thousand pounds)

BUSINESS RATES

From enquiries made of the Valuation Office Agency website it has been established that the property is assessed as follows:

Local Authority:	Nottingham City Council
Description:	Offices & Premises
Rateable Value:	£15,750

SERVICE CHARGE

A Service Charge is payable in respect of the maintenance and upkeep of the common areas of the Poplars Court Development.

Further information is available from the agent upon request.

PLANNING

From our enquiries of Nottingham City Council we understand that the property has the benefit of planning consent for use as offices within Class E.

Alternative uses may be permitted, however, interested parties are advised to make their own enquiries of Nottingham City Council's Planning Department.

VAT

All sums are quoted exclusive of VAT if applicable.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Rating of C(73).

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

May 2025

**Geo
Hallam &
Sons**

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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.