



TO LET/MAY SELL

UNIT 4, POPLARS COURT

LENTON LANE,
NOTTINGHAM NG7 2RR

125.23 sq m (1,347 sq ft)

Modern, self-contained office on popular business park

- Self-contained office in prime business park location
- Modern fit-out
- Decorative LED lighting throughout
- Allocated parking for up to 4 vehicle, with potential for 2 additional.
- Close proximity to Nottingham City Centre, A52 and M1 Motorway.



NG Chartered Surveyors

Roseway House | Unit 8 | Wheatcroft Business Park | Landmere Lane | Edwalton | Nottingham | NG12 4DG





LOCATION

Poplars Court is situated on Lenton Lane, one of Nottingham's established commercial locations, offering excellent connectivity to the city centre and the wider region. The site benefits from close proximity to the A52 and the M1 motorway, providing easy access to major transport routes.

Nottingham city centre is just a short drive away, ensuring convenient links to local amenities and public transport. The surrounding area is home to a range of national and regional occupiers.

DESCRIPTION

This modern self-contained office offers a bright and open plan working environment to the ground floor, benefiting from large floor to ceiling windows that provide excellent natural light. The ground floor provides a modern fitted kitchenette and W/C facilities. A prominent staircase boasting decorative lighting provides access to the first floor with glass partitioned office, meeting room and small open space for desks.

The specification includes a heating/cooling system, LED lighting, carpet/vinyl floor coverings, perimeter power and data cabling.

The premises also offer allocated parking for 4 vehicles.

The furnishings within the property can be included within a letting or sale, subject to an additional cost.

ACCOMMODATION

Measured on a Net Internal Basis, we calculate the floor areas to be:

	SQ M	SQ FT
Ground Floor	61.47	661
First Floor	63.76	686
TOTAL NIA	125.23	1,347

Measurements are approximate and NG cannot guarantee their accuracy. Interested parties are to rely on their own due diligence.

SERVICES

All mains services are evident within the property, but we can provide no warranty with regard to the capacity or connectivity.

EPC

The property has an EPC rating of 31 falling within Band 'B'.

TOWN & COUNTRY PLANNING

We understand the property has an established consent for uses falling within Class E (Commercial Business & Services) of the Town & Country Planning (Use Classes) Order revised 2020.

BUSINESS RATES

Charging Authority:	Nottingham City Council
Description:	Offices & Premises
Rateable Value:	£15,750
Period:	2025/26

TENURE

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed. Alternatively, a sale of the freehold may be considered.

RENT

£21,500 per annum.

PRICE

Guide price of £275,000.

VAT

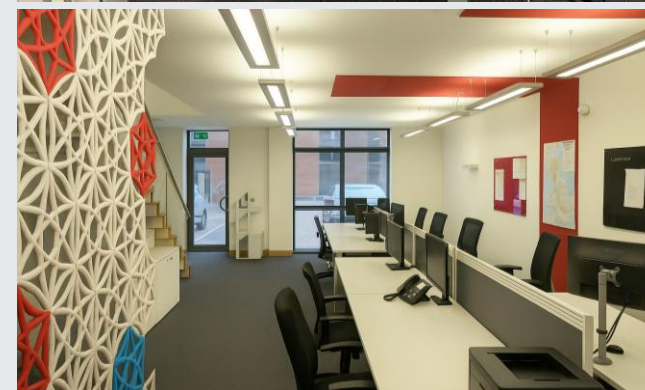
The rent/price is subject to VAT at the prevailing rate.

LEGAL COSTS

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

OUR ANTI-MONEY LAUNDERING POLICY

In accordance with Anti-Money Laundering Regulations, two forms of I.D. and confirmation of the source of funding will be required from the successful tenant/purchaser.



SUBJECT TO CONTRACT

Viewing: By prior appointment
with the sole agents.

ALICIA LEWIS
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PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability or service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph/s depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are given in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof.