

UNIT 17 PARK LANE BUSINESS  
CENTRE,  
PARK LANE  
NOTTINGHAM  
NG6 0DW

MODERN  
HYBRID OFFICE  
/ STORAGE UNIT  
**TO LET.**

- 135 Sq M (1,453 Sq Ft)
- Hybrid Business Unit
- Suit Various Uses
- 5 Parking Spaces
- GF Storage/Workshop & FF Offices





## DESCRIPTION

**Modern high quality hybrid business unit with ground floor workshop / storage area with first floor offices.**

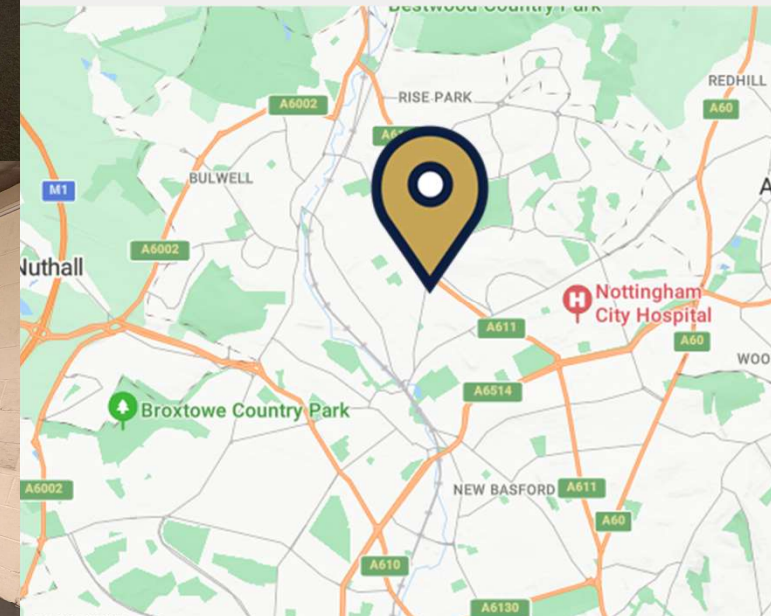
- W/C facilities on both floors (disabled WC on the GF)
- Electric loading door access
- LED lighting
- 3 phase electric supply
- Suit a combination of various business uses STPP including office, storage, workshop, trade counter, online sales business etc.
- 5 parking spaces
- Open plan offices with partitioned meeting room
- Kitchenette facilities
- Undergoing a scheme of decoration
- Various lease options are considered
- Energy efficient – B rated EPC
- Very secure with intruder alarm and Master Blaster system
- Door intercom system



## LOCATION

Set within a well established business park location off od Park Lane in Old Basford, only 4 miles north of Nottingham city centre. There is excellent road connectivity via the A611 and A6514 and only a short drive from J26 of the M1 Motorway.

There is plenty of accessible public transport nearby. The nearby area is an excellent mix of industrial and office occupiers.



**SAT NAV: NG6 0DW**



**TAME.UPGRADING.BUMPS**



## ACCOMMODATION

	Sq M	Sq Ft
<b>GF Store / Workshop</b>	67.50	727
<b>FF Office</b>	67.50	727
<b>Total GIA</b>	135.00	1453

## ASKING RENT

£24,000 per annum+ VAT (£2,000 pcm + VAT)

## LEASE TERMS

The property is available to lease on FRI terms to be agreed though a term of 5 years is preferred. Various lease options available.

## BUSINESS RATES

Rateable Value: £11,250. Please note this is not the rates payable.

Qualifying occupiers may benefit from 100% Small Business Rates Relief.



## VIEWINGS

By appointment with the Sole Agents below:

**Ben Flint**

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[ben@flintrealestate.co.uk](mailto:ben@flintrealestate.co.uk)

**Alexandra De Freitas**

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[alexandra@flintrealestate.co.uk](mailto:alexandra@flintrealestate.co.uk)

## SERVICES

Mains services including 3-phase power supply are connected.

## EPC

Rating: B

## VAT

Rent is plus VAT.

## AML

Tenants will have to supply information to comply with Anti Money Laundering Regulations.



Important notice: All statements contained within this brochure have been provided in good faith and are understood to be correct. Anything contained within this brochure is not an offer of contract nor part of one. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers or tenants should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure of vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Flint Real Estate do not warrant that there are no connection charges inherent in the availability of services to the property. Prospective purchasers or tenants should obtain written confirmation prior to entering into any contract for purchase or lease. Brochure and photos prepared July 2026. Please note the director of Flint Real Estate has an interest in the property.