

TO LET (MAY SELL) BUSINESS PARK

WYVERN HOUSE

6 Phoenix Place, Phoenix Business Park, Nottingham NG8 6AT



Key Highlights

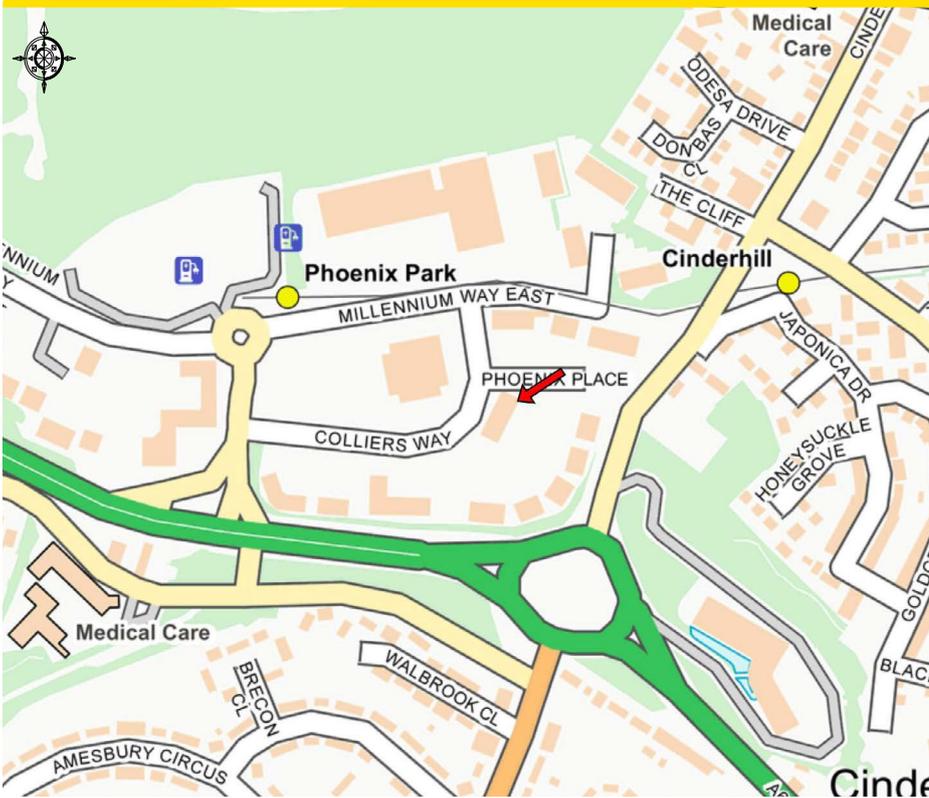
- Popular business park near J26, M1
- Excellent public transport links adjacent to NET terminus and Park & Ride
- Detached two storey office building
- 1,068 sq m (11,520 sq ft)
- 42 car parking spaces
- Open plan with raised floors and comfort cooling

SAVILLS NOTTINGHAM
Enfield Chambers, 18 Low Pavement
Nottingham NG1 7DG

+44 (0) 115 934 8050

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Location

The property is located on the established Phoenix Business Park, one of Nottingham's premier out of town business parks. Occupiers on the park include Eon, Avant Homes, Peppermint Technology, Daisy, NASUWT, Computacenter and British Red Cross.

Phoenix Business Park lies on the north western fringe of Nottingham city centre, within 1.5 miles of Junction 26 of the M1, accessed via the A610. Nottingham city centre lies some 3.5 miles to the east. The business park has excellent public transport links with regular bus services and is also a terminus for the NET tram network with associated large Park & Ride facility. Other amenities nearby include Premier Inn, Beefeater and Doubletree by Hilton Hotel with facilities including a restaurant, fitness centre, conference and meeting rooms in addition to 105 guest rooms.

The property is situated on Phoenix Place which lies off Colliers Way, the principal estate road on the business park.

Description

Wyvern House was constructed in 2000 and comprises a detached two storey office building occupying a prominent plot on Phoenix Place.

The property provides open plan office accommodation arranged over two floors, which benefit from excellent natural light with raised floors and integrated comfort cooling and heating throughout. There are welfare facilities to each floor and a passenger lift.

The property benefits from 42 car parking spaces.

Proposed Refurbishment

The property has recently been stripped out and is available either in its existing condition or alternatively the Landlord is prepared to undertake a programme of refurbishment works.

The proposed refurbishment scheme envisages an upgrade of the accommodation to modern day standards to include new ceilings and LED lighting throughout, full redecoration, new carpet tiles throughout and upgrading of welfare facilities including installation of a shower. Full details of the proposed refurbishment including detailed specification and proposed alternative layouts are available upon request.

Accommodation

Measured in accordance with the RICS (6th Edition) on a net internal basis and for guidance purposes only.

AREA	SQ FT	SQ M
Ground	5,736	532
First	5,784	536
TOTAL NET INTERNAL AREA	11,520	1,068

Business Rates

Rates Value (2017)	£107,000
Rates Payable (2021/2022)	£54,784

EPC

E109.

Planning

We understand the property benefits from Class E planning consent. The property is authorized for use as offices and maybe suitable for uses such as clinic/health centre, day nursery, shop/restaurant or gym. Interested parties are advised to address their further enquiries direct to Nottingham City Council planning team 0115 876 4447.

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Tenure

The property is available on a new FRI lease for a term of years to be agreed.

Alternatively, our clients may give consideration to a sale of the freehold interest.

Rent/Sale Price

The property is available on a new lease at a quoting rent of £170,000 per annum, based upon completion of the proposed refurbishment.

Alternatively, consideration maybe given to a sale of the freehold interest, price upon application.

VAT

We understand that VAT will be applicable on the rent or sale price.

Legal Costs

Each party are to bear their own legal costs.

Viewings & Further Information

Strictly by appointment with the Joint Sole agents, Savills - Ian Muxlow 0115 934 8053 or FHP 0115 950 7577



Illustration only of possible fit out

Contact

Ian Muxlow
imuxlow@savills.com
+44 (0) 7967 555 584

Ria Khan
nkhan@savills.com
+44 (0) 115 934 8057

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