

## Trent Bridge Quays, Meadow Lane, Nottingham, NG2 3HS



**FOR SALE / TO LET**

Newly Constructed Commercial Opportunity

Total (NIA) 1,388 - 4,144 ft<sup>2</sup> approximately

**Location**

The Trent Bridge Quays development forms part of the Nottingham's Waterside Regeneration, which will comprise landmark luxury residential accommodation together with a variety of commercial uses within close proximity of the City Centre.

The property occupies a highly prominent position fronting Trent Bridge Quays and within close proximity of the A60 and the numerous recreational and leisure facilities that are available both along the River Trent and West Bridgford's vibrant bars, restaurants and retail offering.

**Description**

The units are arranged over ground and mezzanine levels within this stunning development of luxury apartments and penthouses benefitting from full height glazed elevations fronting Meadow Lane.

The units will be offered to a shell specification ready to receive the occupier's fitout and capable of incorporating a mezzanine level.

Please note part of the unit is currently being used as a marketing suite and can be sold as seen in the pictures below.

The units benefit from car parking with potential for additional spaces if required, all set within attractive landscaped grounds and direct vehicular and pedestrian access off Meadow Lane.

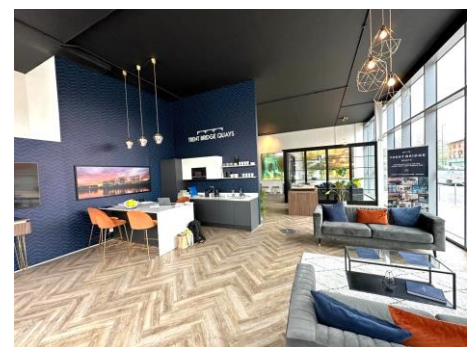
**Accommodation**

Unit 1 TBQ	4,144 ft2	385 m2
Unit 2 TBQ	1,388 ft2	129 m2
Unit 1 Muller Yard	2,597 ft2	241 m2
Unit 2 Muller Yard	2,577 ft2	239 m2

**Price / Tenure**

Offers in the region of £150.00 ft2 are sought, subject to contract.

The units will be sold on a new 250-year lease at a ground rental of £250.00 per annum exclusive.



**Rental / Terms**

Alternatively, the units are available to let at £12.50 ft2 with terms to be agreed.

**Service Charge**

A service charge is levied to cover the cost of the maintenance, buildings insurance and upkeep of communal areas and car parking.

**VAT**

VAT will be applicable on the purchase price, rent and service charge.

**Business Rates**

We are awaiting assessment as to the Business Rates, a guide is available from the marketing agents.

**Planning Use**

We understand planning has been granted for Use Class E.

**Legal Costs**

Each party to be responsible for their own legal costs involved in this transaction.

**Anti-Money Laundering (AML)**

A successful purchaser will be required to provide the appropriate information to satisfy current Anti Money Laundering regulations when Heads of Terms are agreed.

**Availability / Viewings**

The property is immediately available following the completion of legal formalities.

Viewings are strictly by prior appointment with sole agents Siddall Jones on **0121 638 0500**