



TO LET : FLEXIBLE RETAIL / OFFICE / LEISURE SPACE

406 Derby Road, Nottingham NG7 2GQ

LOCATION

The subject site lies directly adjacent **The University of Nottingham's University Park and Jubilee Campus's**, which host over 35,000 students. The city is home to two Universities and boasts a strong overall population of 70,000 students, with a second largest pipeline of student accommodation. The property fronts onto a primary route from the Ring Road into Nottingham City Centre with c. 20,000 daily local movements and is served by several bus routes. The site is also in close proximity to **Queens Medical Centre**.

DESCRIPTION

The subject development comprises a purpose built 700 student bed scheme, with commercial elements across the ground, first and second floors. There is significant frontage onto Derby Road of 51 metres. The commercial elements will be finished to a shell and core condition, although various provisions can be made by negotiations with the agent. Practical completion for this part of the scheme is targeted for Q4 2023.

ACCOMMODATION

The property comprises the following approximate internal floor areas. The premises may be subdivided.

	sq.m	sq.ft
Ground Floor Retail	198.9	2,141
First Floor Office / Leisure	607.3	6,537
Second Floor Office / Leisure	607.3	6,537
Total	1,413.5	15,215

The ground floor retail unit benefits from a generous outside terrace / seating area.

For further information or
to arrange a viewing please
contact BOX Property

Frankie Labbate
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TENURE

The property is available to let by way of a new effectively full repairing and insuring lease for a term to be agreed.

RENT

£POA.

BUSINESS RATES

The Tenant will be responsible for the payment of business rates to the Local Authority. The premises have been assessed for rating purposes as follows:
To be assessed upon occupation.

SERVICE CHARGE

The service charge for the current financial year is available upon request.

INSURANCE

The Insurance charge for the current financial year is available upon request.

PLANNING

We understand the property benefits from planning consent for the following uses:
Class E (Commercial, Business and Services use)
Class F1 (schools, galleries, museums, libraries, halls or churches and offices)
(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in connection with this letting.

VAT

All sums quoted exclusive of VAT if applicable.

ENERGY PERFORMANCE CERTIFICATE

To be assessed.

VIEWING

Viewing is available by appointment with the sole agents.

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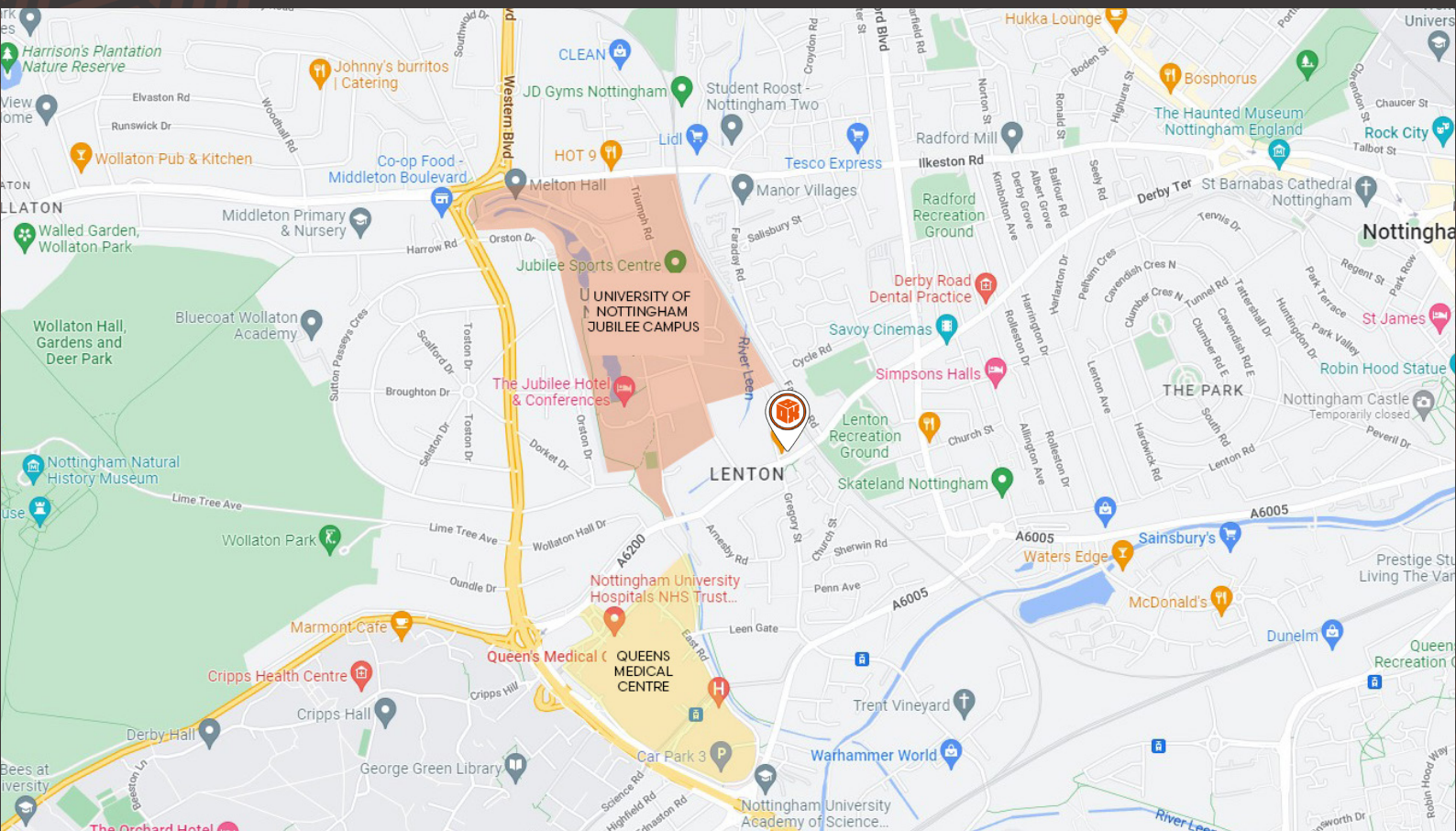
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IMPORTANT NOTICE

Box Property give notice that: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Box Property or the vendor/ lessor. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser/ lessor must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/lessor does not make or give and neither Box Property or any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Every care has been taken in the preparation of these particulars, but their accuracy cannot be guaranteed. All properties are offered subject to contract and availability.

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