

LEISURE, OFFICE, RETAIL | TO LET / FOR SALE

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UNIT 1 TRENT BRIDGE QUAYS, MEADOW LANE, NOTTINGHAM, NG2 3HS
4,144 SQ FT (384.99 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Newly Constructed Commercial Premises

- Nottingham's Waterside Regeneration
 - Near the City Centre
 - Full Height Glazed Elevations
 - Car Parking Facilities
 - Landscaped Grounds
 - 250-Year Lease
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DESCRIPTION

Trent Bridge Quays is a contemporary development of 95 desirable homes and apartments, lying on the banks of the River Trent, within easy reach of West Bridgford and Nottingham City Centre.

The property occupies a prominent corner position on the Trent Bridge Quays development, with frontage to Meadow Lane, and sits directly adjacent to the other commercial offering.

The unit has been finished to a shell and core specification with capped electric and water services, providing the opportunity for a complete occupier fit-out. The space is suitable for a variety of uses and benefits from a glazed frontage, with full-height glass elevations.

Additionally, the unit benefits from allocated car parking, all set within attractive landscaped grounds and direct vehicular and pedestrian access off Meadow Lane.

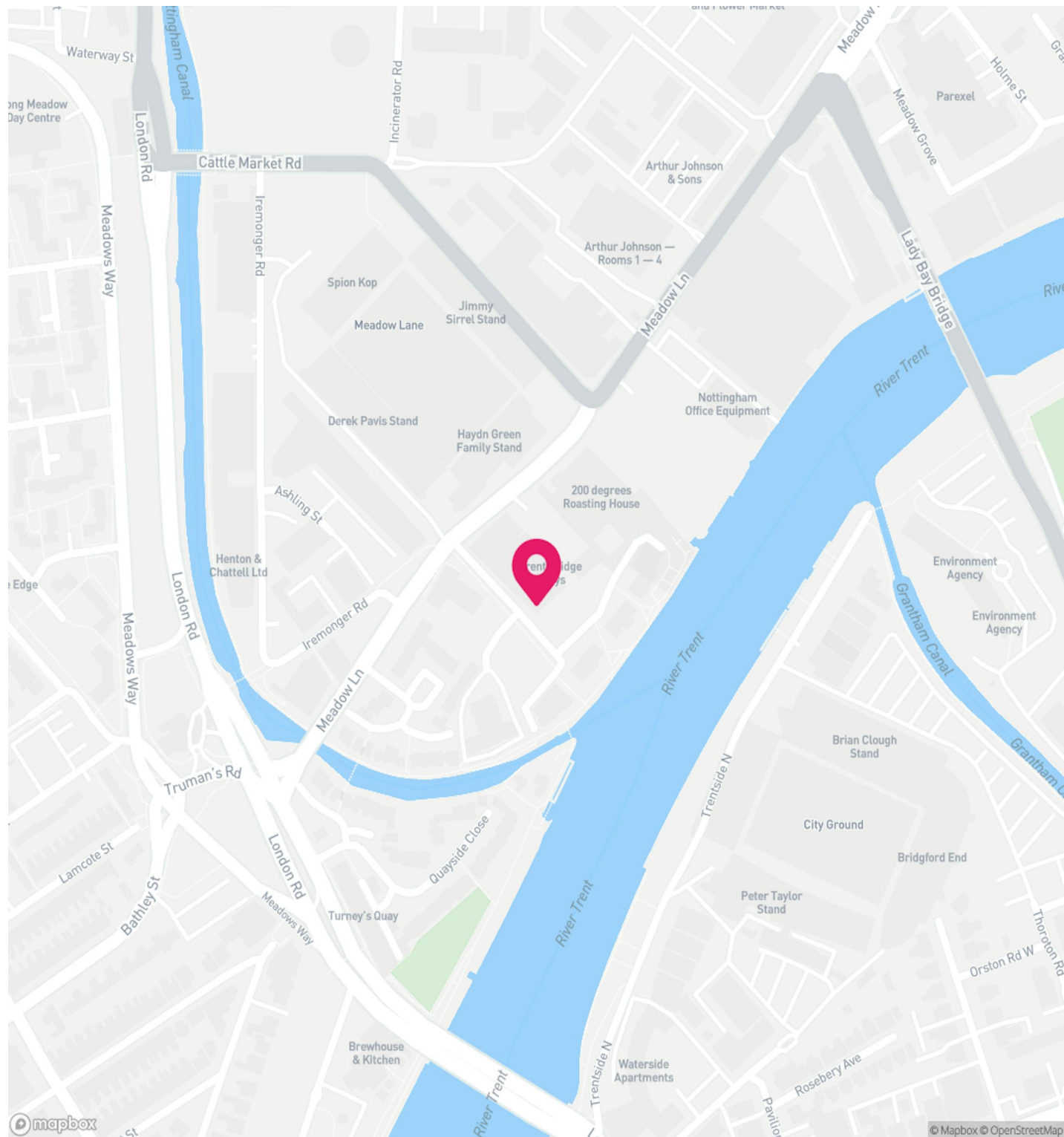


LOCATION

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.

The development lies directly opposite Meadow Lane Stadium, and is only a short-walk from The City Ground and Trent Bridge Cricket Ground.





ACCOMMODATION

NAME	SQ FT	SQ M	RENT	AVAILABILITY
Unit - 1	4,144	384.99	£42,500 /annum	Available
Total	4,144	384.99		

PRICE / TENURE

Offers in the region of £300,000 exclusive 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.

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.

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

RENT

£42,500 per annum

POSSESSION

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

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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