

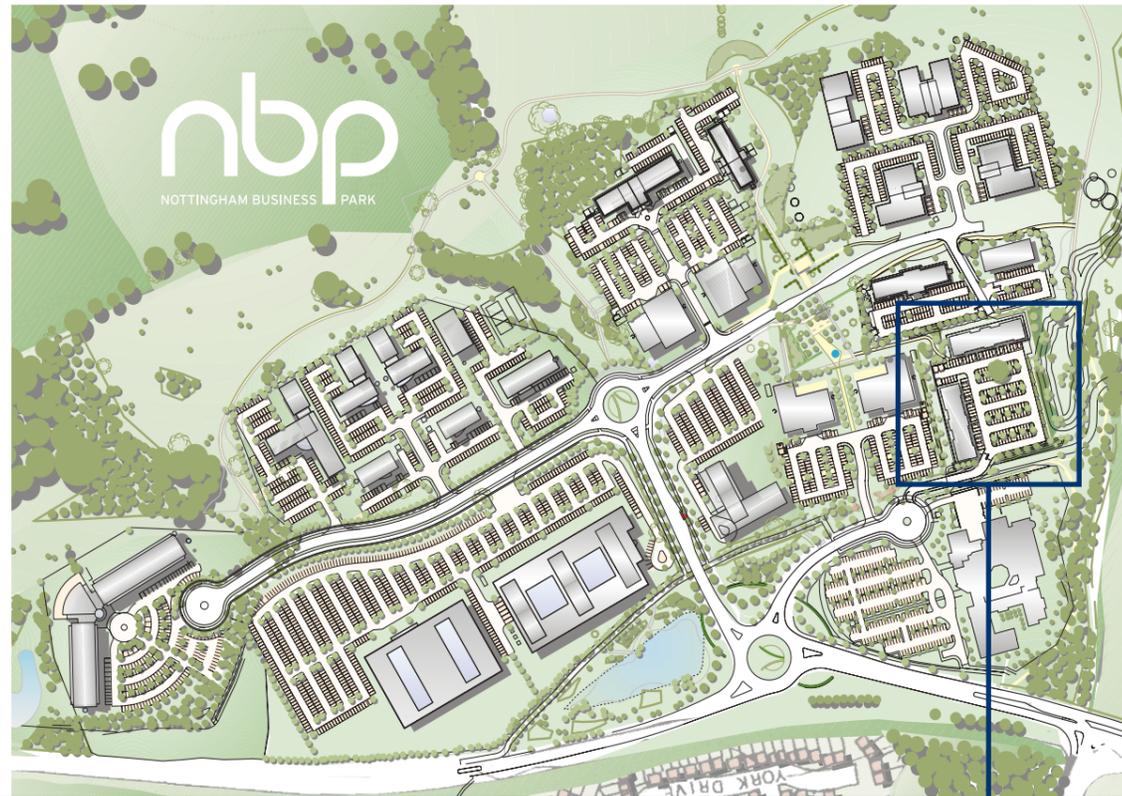


your part of Nottingham Business Park

Nottingham Business Park is designed to accommodate all types and sizes of business.

You may not need a lot of space, but you do expect outstanding quality, excellent facilities and state-of-the-art transport and communications infrastructure.

Your new office at Ash Tree Court has it all. With offices from 1,795ft<sup>2</sup> to 4,480ft<sup>2</sup> it will be your perfect part of one of the Midlands most successful business parks.



## Nottingham Business Perfection

Ash Tree Court is built for the way you work now. Attention to detail and quality of finish provide you with a self-contained office that is as attractive as it is practical, in one of the Midlands's most successful business parks.

Just half a mile from J26 of the M1, you are at the centre of the national transport network; but the park also has excellent public transport links, so you are just minutes from Nottingham city centre.

And yet this highly accessible location is an oasis of tranquillity overlooking open countryside.

The perfect park is completed by the Nottingham Belfry Hotel, with its Gym and restaurants providing recreational opportunities for your staff and the best of hospitality for your clients.

New self-contained offices from 1,795ft<sup>2</sup> to 4,480ft<sup>2</sup> are available to buy or rent at Nottingham Business Park, one of the Midlands most successful business locations.

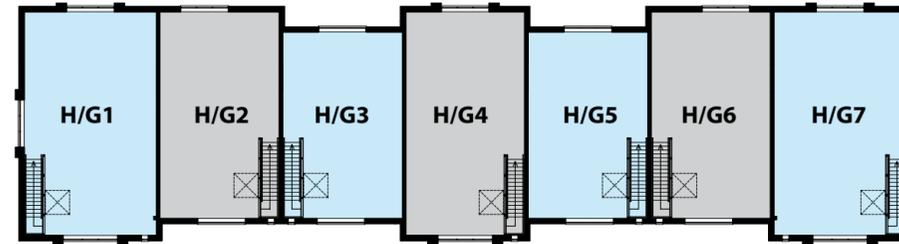
ash tree  
COURT



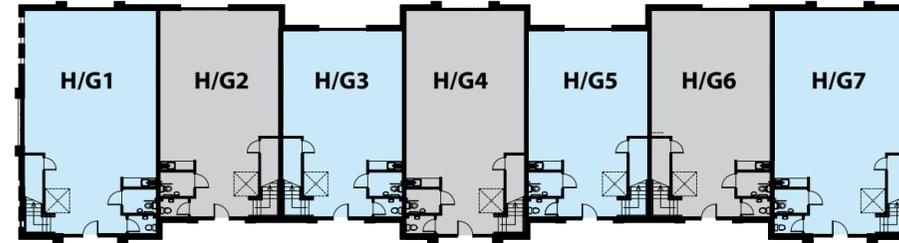


ash tree  
COURT

14 self-contained individual two storey office buildings within Wilson Bowden Developments prestigious 120 acre parkland office park.



First Floor Plan



Ground Floor Plan



The buildings are configured in two terraces of contemporary design of brick elevations with feature aluminum powder coated double glazed windows and doors under a mono-pitched roof.

Externally the car park has feature block paving and tarmac surfaced bays.

**Internal Specification:**

- Full carpeting
- Tiled WCs
- Double glazing
- Heating
- Feature ceilings with integrated lighting

Office schedule summarising the areas and parking spaces - the buildings are designed such that they can be combined if required - combining Units 1 and 2 provides a building of up to 4,480 ft<sup>2</sup>

Office	Total	Parking
H/G1	2,466 ft <sup>2</sup> (229 m <sup>2</sup> )	9 Spaces
H/G2	2,014 ft <sup>2</sup> (187 m <sup>2</sup> )	8 Spaces
H/G3	1,795 ft <sup>2</sup> (167 m <sup>2</sup> )	7 Spaces
H/G4	2,192 ft <sup>2</sup> (204 m <sup>2</sup> )	9 Spaces
H/G5	1,795 ft <sup>2</sup> (167 m <sup>2</sup> )	7 Spaces
H/G6	2,014 ft <sup>2</sup> (187 m <sup>2</sup> )	8 Spaces
H/G7	2,466 ft <sup>2</sup> (229 m <sup>2</sup> )	9 Spaces



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And yet this highly accessible location is an oasis of tranquillity, set amidst the green fields and ancient hedgerows of rural Nottinghamshire.

The perfect park is completed by the Nottingham Belfry Hotel, with its Gym and restaurants providing recreational opportunities for your staff and the best of hospitality for your clients.





## Nottingham Business Pride

Ash Tree Court is amongst nearly 200,000 ft<sup>2</sup> of office buildings that have been completed at Nottingham Business Park since it was opened in January 2003. The occupiers list continues to grow with companies being attracted by the park's accessibility and outstanding environment.

The Nottingham Belfry Hotel also provides a 120 bedroom 4 star hotel, conferencing suites, a health and fitness club and

restaurants, open to both occupiers and the general public.

By relocating to Ash Tree Court you're part of the success.



Three dedicated public transport routes terminate within the park with a number of the existing services running along the A6002 due to further improve as the park grows.

The Nottingham NET Northern Terminus is at Phoenix Office Park which is located approximately 0.5 miles from the park.

