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TRENT BRIDGE QUAYS, UNIT 1 BLOCK D, MEADOW LANE, NOTTINGHAM, NG2 3HS  
2,597 SQ FT (241.27 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Prime New-Build Ground Floor Commercial Investment, Let on a 10-year Lease to Romans UK Limited

- New Build Mixed Use Scheme in Nottingham's Trent Bridge Quarter
- Let on a 10-Year Lease to Romans Group UK Limited
- Rental of £32,500 Per Annum Exclusive
- Attractive, Long-Income Profile from a National Covenant
- Offers in the Region of £450,000 Exclusive



## DESCRIPTION

The property comprises a modern ground floor commercial unit forming part of the highly regarded Trent Bridge Quays mixed-use development.

The unit is of contemporary construction and benefits from a prominent dual frontage, designed to accommodate a range of commercial uses.

Internally, the space has been fitted out to a high standard by the tenant, Romans UK Limited, who have undertaken a substantial fit-out to suit their occupational requirements.

The specification reflects modern commercial design, offering open and adaptable floor space, excellent natural light, and services appropriate for long-term commercial occupation. The quality of the building and tenant fit-out combine to create an attractive, low-maintenance investment asset.

Positioned at ground floor level within a thriving waterside scheme, the unit benefits from strong visibility and footfall generated by the surrounding residential, leisure, and commercial occupiers, making it a prime commercial offering within this landmark Nottingham development.



## LOCATION

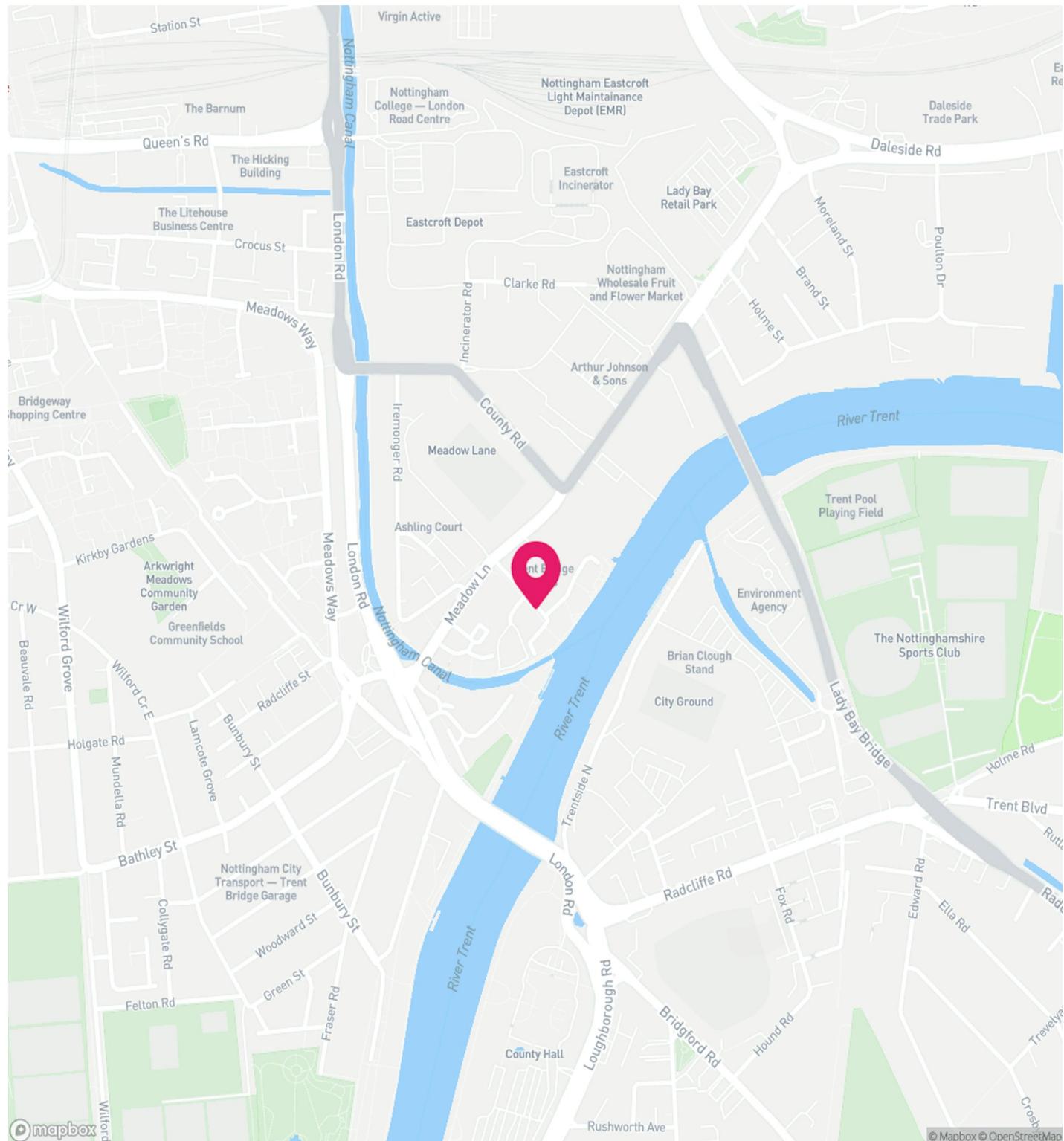
The property forms part of the highly successful Trent Bridge Quays development, a landmark mixed-use scheme positioned on the south bank of the River Trent.

Trent Bridge Quays occupies a prominent & well-connected location, immediately adjacent to Notts County Football Ground & within close proximity to Trent Bridge Cricket Ground and Nottingham Forest Football Ground.

The location is within close proximity of Nottingham City Centre, which lies approximately 1 mile to the north. The area has undergone significant regeneration in recent years & now comprises a vibrant mix of residential, leisure, office, & commercial occupiers, creating a strong & sustainable trading environment.

The property benefits from excellent transport connectivity. Nottingham city centre is easily accessible by foot, cycle, & public transport. Nottingham Railway Station is located approximately 0.8 miles away, providing direct services to London St Pancras, Birmingham, & other major regional centres.

Road communications are strong, with convenient access to the A60, A6011, & the Nottingham ring road, providing swift links to the A52, A453, & the wider regional motorway network, including the M1.





## TENANCY DETAILS

The unit is let to The Romans Group (UK) Limited on a 10 year lease from 20th October 2025.

The tenant has an option to break at the expiry of Year 5 with a notice period of 6 months.

The current passing rent is £32,500 per annum (£12.51 ft<sup>2</sup>) payable quarterly in advance on the usual quarter days.

There is an open market review on the fifth anniversary.

## TENANT

The Romans Group (UK) Limited is a well established UK property services company. Founded in 1987, the Group has grown into one of the UK's leading residential property operators, providing services across sales, lettings, property management, and related professional services.

The Group operates nationally through a network of regional brands and offices and has a long trading history with a strong market presence.

## PRICING

Offers in the region of £450,000 are sought reflecting a Net Initial Yield of 7.00% based on purchasers costs at 3.17%.

## VAT

Applicable. however, it is envisaged the transaction will be dealt with as a TOGC.

## LEGAL FEES

Each party to bear their own costs

## 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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