

# Self Contained Lab & Office Facility – For Sale / To Let



## Albert Einstein Centre

Nottingham Science & Technology Park, Nottingham, NG7 2TN

14,144 sq ft

1,314 sq m

**Carter Jonas**

## Key Highlights

- Self-contained laboratory and office facility
- Prominently positioned within the established Nottingham Science & Technology Park
- Fully fitted wet lab, write-up and office accommodation to be lightly refurbished
- 42 on-site parking spaces
- Let to Upperton Ltd (expiring February 2028), with potential for early surrender to provide vacant possession
- Available by way of Virtual Freehold (c. 91 years unexpired) or new FRI lease
- Income position available should purchaser require. Quoting virtual Freehold price equates to approximately 12.47% NIY



## Location

Nottingham Science Park is a long-established business location, specialising in research and technology, offering a wide range of accommodation incorporating both laboratory and office specification. The Park is situated in a prominent position off University Boulevard (A6005) opposite the University of Nottingham and adjacent to the Nottingham Tennis Centre.

The Park sits 2 miles west of Nottingham City Centre and railway station and 0.5 miles from the Queens Medical Centre. It benefits from excellent public transport links with the NET tram network and regular buses serving the Park from University Boulevard. The Park also benefits from excellent road connections being within half a mile of Nottingham's ring road which in turn provides access to Junction 24, 25 and 26 of the M1 motorway.

## Description

The Albert Einstein Centre comprises a detached, purpose-built lab and office building arranged over ground and first floors, set within a well-established science park environment.

The accommodation provides a mix of fitted laboratory, write-up, and office space. The laboratory areas include existing benching, sinks, gas taps, and extraction infrastructure, together with vinyl flooring suitable for wet lab use, alongside supporting write-up and ancillary areas. In addition, the property benefits from a 1,000 sq ft cleanroom, equipped with HVAC airflow systems and certified to GMP standards.

The office accommodation is predominantly arranged in pseudo open-plan format, with some areas compartmentalised via stud partitioning. It further benefits from suspended ceilings, LED lighting, carpeting, perimeter trunking, and good levels of natural light throughout.

The building is suitable for life sciences, R&D and technology occupiers and offers potential for light refurbishment to meet modern requirements.

## Accommodation

The property can be offered as a whole or split into smaller suites, subject to occupier requirements.

Area	Sq M	Sq Ft
GF	656.4	7,065
FF	657.7	7,079
Total	1,314	14,144

*\*Areas provided on a NIA basis.*



## Tenure

The property is currently let to Upperton Ltd under a lease expiring in October 2028. However, the tenant has indicated a willingness to surrender the lease early, offering the potential to secure vacant possession in advance of expiry. Purchase at the quoting price would equate to a **NIY of 12.47%** assuming no surrender is agreed and standard purchasers' costs. Tenancy details available on request

The property is available for sale on a virtual freehold basis, with c. 91 years unexpired, or by way of a new FRI lease.

## Rent

Leasehold Quoting: £185,000 per annum exclusive

Virtual Freehold Quoting: £910,000

## Business Rates

Estimated Business Rate liability (2025/26): £5.06 psf

## EPC

Unit A: C(64)

Unit B: C(62)

Unit C: D(81)

## Planning

The premises has use Class E consent (Commercial Business and Service) in accordance with the Town and Country Planning (Use Classes) Order 1987 as amended.

## VAT

We understand VAT to be payable on all sums due.

## Legal Costs

Each party to be responsible for the payment of their own legal costs.

## Viewing

Strictly by appointment with sole agents Carter Jonas.

## Anti Money Laundering

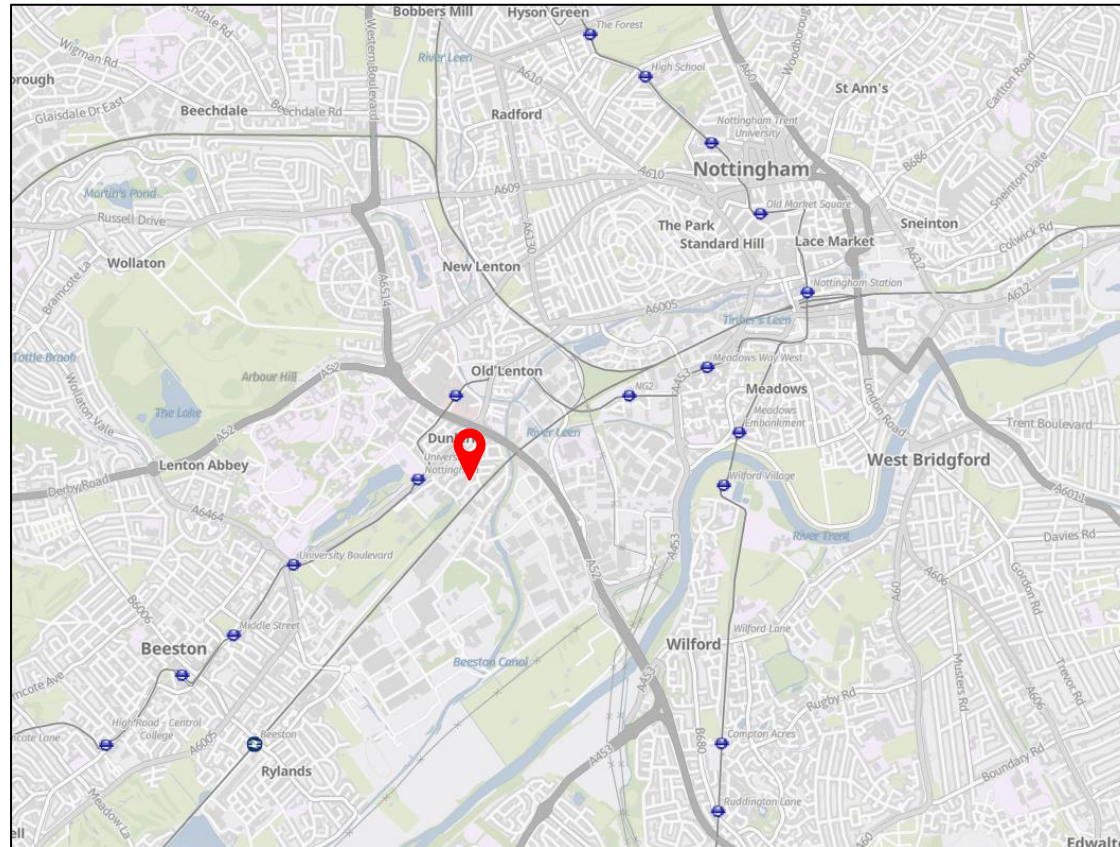
In order to comply with current anti money laundering regulations, Carter Jonas will require certain information from the prospective tenant. In submitting an offer, you agree to provide such information when the terms are agreed.

## Tenancy Details

<b>Tenant</b>	<b>Upperton Limited (03833301)</b>
<b>Term</b>	10 years (Start: 08/02/2018 - Exp: 07/02/2028)
<b>Unexpired Lease Term</b>	Approx. 1.68 years
<b>Rent</b>	£120,000 per annum exclusive
<b>Rent Review</b>	Upwards only open market review year 5 (unexpired)
<b>Break Option</b>	Expired
<b>Repairing Obligations</b>	FRI
<b>Security</b>	Outside Part II L&T Act 1954



## Location Map



### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken and may have been enhanced using AI. If you require further information, please contact us. June 2026.

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