



223a Trowell Road
Wollaton
Nottingham
NG8 2EP

£12,000
PER ANNUM

GROUND FLOOR COMMERCIAL PREMISES

71.65 m² (771 ft²)

Approximate Net Internal Area

TO LET

FEATURES INCLUDE...

SHARED KITCHENETTE AND WC | RECEPTION AREA | ON-STREET PARKING | PROMINENT ROADSIDE POSITION

Location

The subject property is situated with a frontage onto Trowell Road (A609), within the Nottingham suburb of Wollaton.

Wollaton is situated approximately 2 miles to the west of Nottingham City Centre with the A609 providing direct access to the city to the east.

The A609 links with Nottingham City Centre located approximately 3 miles distance to the east of the subject property, with the A609 linking with the A6002 and provides access to the A610 linking with Junction 26 of the M1 motorway located approximately 3 miles distance to the north of the subject property.

The location is considered to be an existing industrial/business location, urban in nature, being surrounded by a strong residential base.

Description

The subject property comprises ground-floor office premises with a frontage to Trowell Road.

The property itself is constructed of traditional brick methods and incorporates UPVC window units with the space being kept to a good standard and providing cellular office accommodation. Benefits include:

- Shared Kitchenette & W/C Facilities
- Air Conditioning
- Shared Reception Area
- Central Heating
- Nearby on-street parking

To the front elevation there is a walled/gated yard area also providing access to the rear yard via the side elevation.



Accommodation

Reception	31 m ² / 334 ft ²
Office	17.8 m ² / 191 ft ²
Office	7.45 m ² / 80 ft ²
Conservatory	8.1 m ² / 87 ft ²
Kitchen	7.3 m ² / 79 ft ²
TOTAL	71.65 m² / 771 ft²

Approximate Net Internal Floor Area

Planning

We understand that the property has Planning Consent for its existing use.

For further information, please contact Nottingham City Council.

Business Rates

Rateable Value: £5,300

This is not the amount you will pay. For further information please contact Nottingham City Council.

Rent

£12,000 (Twelve Thousand Hundred Pounds)

Per annum exclusive

Terms

The premises are available to let by way of a New Lease on terms to be agreed.

VAT

Unless stated all prices are quoted exclusive of Value Added Tax (VAT).

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Energy Efficiency Rating

A copy of the Energy Performance Certificate is available upon request.

Services

We understand that mains electricity, water and drainage are connected to the premises. However, we recommend that interested parties contact the relevant service providers to confirm this.

Viewing

Strictly by prior appointment through the Sole Agents, Musson Liggins.

Contact

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