

# MUSSON LIGGINS

MORSE WATCHMAN UK LTD

DAYBROOK

## The Old Bank

**£550** PER MONTH

17.47 sq m (188 sq ft)

**TO LET**

Recently Refurbished Office Space

 The Old Bank, 2 Nottingham Road,  
Daybrook, Nottingham, NG5 6JQ

 0115 941 5241

 [jack@mussonliggins.co.uk](mailto:jack@mussonliggins.co.uk)

 [mussonliggins.co.uk](http://mussonliggins.co.uk)

## GENERAL DESCRIPTION

The subject property comprises a recently renovated cellular office space situated with a frontage to Nottingham Road, in the Daybrook area of Nottingham.

### FEATURES

- ▶ RECENTLY RENOVATED
- ▶ CELLULAR OFFICE SPACE
- ▶ COMMUNAL KITCHEN AND W/C FACILITIES
- ▶ ENTRANCE FOYER



2 Nottingham Road,  
Daybrook,  
Nottingham,  
NG5 6JQ



## LOCATION

The subject property is situated with a frontage to Nottingham Road, in the Daybrook area of Nottingham.

Daybrook is a suburb in the north-eastern part of the city of Nottingham, which is situated approximately 4 miles north of Nottingham city centre and is bordered by the suburbs of Arnold to the east, Sherwood to the south-west, and Woodthorpe to the north-west.

Daybrook is well-connected to other parts of Nottingham and the wider region by road, with several major routes passing through or close to the area. The main road serving Daybrook is the A60, which runs between Nottingham city centre and Mansfield. The A60 passes through Daybrook, providing a direct route to Nottingham city centre to the south, and to the A614 and A617 leading to Mansfield and Newark-on-Trent to the north.

## DESCRIPTION

The property comprises an imposing three storey former banking hall that occupies a prominent position on Nottingham Road, Daybrook.

The property is currently being used as office accommodation. The first floor has been refurbished and reconfigured into a modern business hub. Providing individual office units with the following facilities:

- Communal Kitchen/ breakout area
- Communal W/C facilities
- Gas fired Central Heating
- Strip Lighting
- Carpeted Throughout
- Entrance system
- Storage Area,

Externally the property has the added benefit of on-site parking/ short stay visitor parking.



Unit 3	M <sup>2</sup>	Ft <sup>2</sup>
<b>Total Accommodation</b>	17.47	188





## BUSINESS RATES

information can be obtained from the Agents.

This is not the amount you will pay. Budget figures are available from the Agents. For further information on Rates Payable and Small Business Rates Relief contact Gedling Borough Council.

## PLANNING

We understand that the property has Planning Consent for its existing use. For further information, please contact Gedling Borough Council.

## EPC (ENERGY PERFORMANCE CERTIFICATES)

A copy of the existing building's Energy Performance Certificate can be obtained from the Agents

## TERMS

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

## PRICE

**£550 (Five Hundred and Fifty Pounds)  
per calendar month exclusive of utilities**

## 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.

## VAT

Prices are quoted exclusive of Value Added Tax (VAT) which we have been informed does apply at a prevailing rate.

## LEGAL COSTS

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

## VIEWING

Strictly by prior appointment with the Sole Agents Musson Liggins Ltd.

## CONTACT

Jack Farrell BSc (Hons) MRICS

[Jack@mussonliggins.co.uk](mailto:Jack@mussonliggins.co.uk)

Robyn Slater

[Robyn@mussonliggins.co.uk](mailto:Robyn@mussonliggins.co.uk)



## MISREPRESENTATION

While every effort has been made to ensure that these particulars provide a true and fair summary of the development, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this development. To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the development that liability is excluded to the extent permitted by law from time to time.



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Brigade House 5, Albion Street,  
Beeston, Nottingham NG9 2PA



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Property services we offer include; Sales and Lettings of Commercial and Investment Properties, Acquisition and Property Investment Advice, Red Book Valuations, Rent Reviews, Lease Renewals, Landlord and Tenant Advice.

If you would like to discuss any property related matter, do not hesitate to contact our friendly and professional team.



**JACK FARRELL** BSc (HONS) MRICS  
SENIOR SURVEYOR



0115 941 5241



[jack@mussonliggins.co.uk](mailto:jack@mussonliggins.co.uk)



[mussonliggins.co.uk](https://www.mussonliggins.co.uk)