

MUSSON LIGGINS

CARLTON


UNITS 3 AND 4 CARLTON BUSINESS

£16,000 PER ANNUM

179.20 sq m (1,928 sq ft)

TO LET

Recently Refurbished Office Space

 Unit 3 and 4, 32 and 33 Carlton Business Centre, Station Road, Nottingham, NG4 3AA

 0115 941 5241

 matthew@mussonliggins.co.uk

 mussonliggins.co.uk

GENERAL DESCRIPTION

The subject property comprises two self-contained two-storey office units with interconnecting doors and parking to the front.

FEATURES

- ▶ RECENTLY REFURBISHED
- ▶ SELF-CONTAINED OFFICE SPACE
- ▶ ESTABLISHED BUSINESS LOCATION
- ▶ EIGHT DESIGNATED PARKING SPACES



Unit 3 and 4,
32 and 33 Carlton
Business Centre,
Station Road,
Nottingham,
NG4 3AA



LOCATION

The subject property is located close to the centre of Carlton along Wallace Avenue, which is accessed off Station Road, one of the main routes through Carlton.

Carlton business centre is an established business location in the area and is situated approximately 3 miles east of Nottingham City Centre having good connections to the A52 via Carlton Hill and Colwick Loop Road.

The property also benefits from nearby transport links such as Carlton Railway Station and local bus routes.

DESCRIPTION

The subject property comprises two self-contained two-storey office buildings with parking to the front.

Internally, the premises comprise an office suite being fully carpeted and decorated throughout having recently been refurbished to provide high-quality office accommodation. The first floor has been opened up between the two units with the ground floor containing an interconnecting door.

The premises benefits from two entrance points in addition to 8 designated car parking spaces directly adjacent the premises.

Office Space	M ²	Ft ²
Unit 3	87.75	944
Unit 4	91.45	984
Total Accommodation	179.20	1,978





BUSINESS RATES

Rateable Value: **£8,700 per unit**

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

**£16,000 (Sixteen Thousand Pounds)
Per Annum Exclusive**

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).

LEGAL COSTS

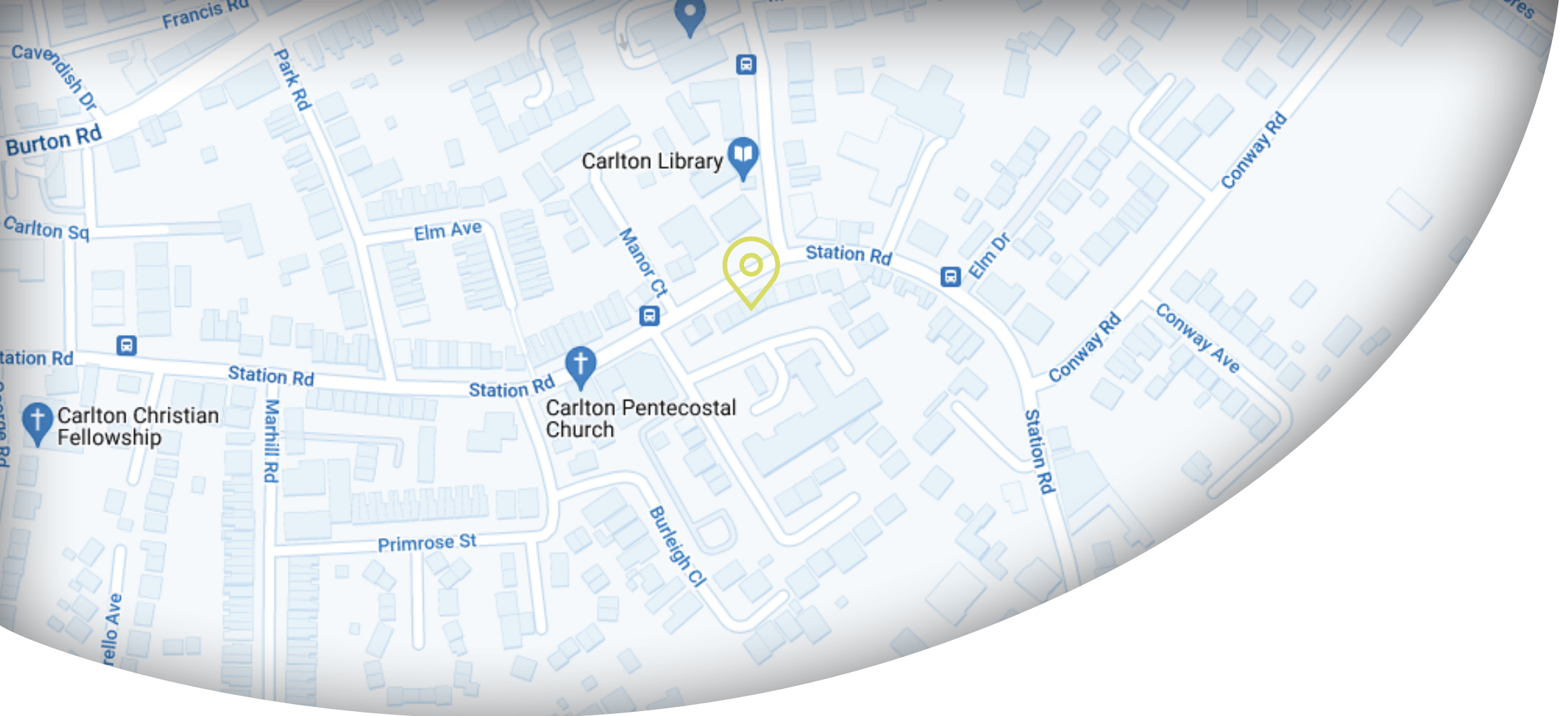
Each party will be responsible for their own legal costs incurred in this transaction.

VIEWING

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

CONTACT

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Jack@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.

MUSSON LIGGINS



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At Musson Liggins we aim to deliver a personal and professional service you can trust, with clear, practical advice and guidance.

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.



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