


MUSSON LIGGINS

BINGHAM
**CHESTERFIELD
HOUSE**

£22,500
PER ANNUM EXCLUSIVE
2,385 ft² (221.57 m²)

TO LET

Modern First Floor Office Space
With Staff Facilities

 First Floor Chesterfield House,
Station Street, Bingham,
Nottingham, NG13 8AQ

 **0115 941 5241**

 **jack@mussonliggins.co.uk**

 **mussonliggins.co.uk**

GENERAL DESCRIPTION

Modern office accommodation in the ever-popular town of Bingham benefiting from secure gated parking and a shared reception area. Bingham Railway Station is less than 2 minutes walking distance from the subject property with regular services to Nottingham City Centre and Grantham.

FEATURES

- ▶ SECURE GATED PARKING
- ▶ MODERN INTERIOR
- ▶ GROUND FLOOR RECEPTION AREA
- ▶ W/C FACILITIES



First Floor
 Chesterfield House
 Station Street
 Bingham
 Nottingham
 NG13 8AQ



LOCATION

Bingham is categorised as a market town in the Rushcliffe Borough of Nottingham. The town lies near junctions A46 and A52 approximately 8 miles east of Nottingham and similar distances south-west of Newark.

Neighbouring communities include Radcliffe on Trent and East Bridgford. Bingham further benefits from a railway station with regular services to Nottingham and Grantham.

The property occupies a prominent position overlooking the market square. Nearby occupiers include, Gilt Café Bar, Costa Coffee, Sainsbury's Local, Boots, Dominoes and The Co-op.

DESCRIPTION

The subject property comprises of a modern first floor predominantly open plan office space, located on Station Street, Bingham within close proximity to Bingham Market Place square.

The office has been fitted out to a modern specification being fully decorated throughout, to include glass partitioning, perimeter trunking, inset lighting and separate meeting rooms.

The premises further benefits from kitchen, w/c facilities, and a ground floor reception area.

Towards the rear of the property there is secure gated parking available and is accessed via Station Street with 3 designated parking spaces being allocated. Further contract parking may be available via separate negotiations.

| First Floor Chesterfield House | M ² | Ft ² |
|--------------------------------|----------------|-----------------|
| Net Internal Area | 221.57 | 2,385 |





BUSINESS RATES

Budget figures are available from the agents.

For further information regarding rates payable and small business rates relief, please contact Rushcliffe Borough Council

PLANNING

We understand that the property has Planning Consent for its existing use. For further information on planning and use, please contact Rushcliffe Borough Council Planning Control Department.

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 on a new Lease on terms to be agreed.

RENT

£22,500 (Twenty Two Thousand Five Hundred Pounds) Per Annum Exclusive

SERVICES

We understand that electricity and water 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

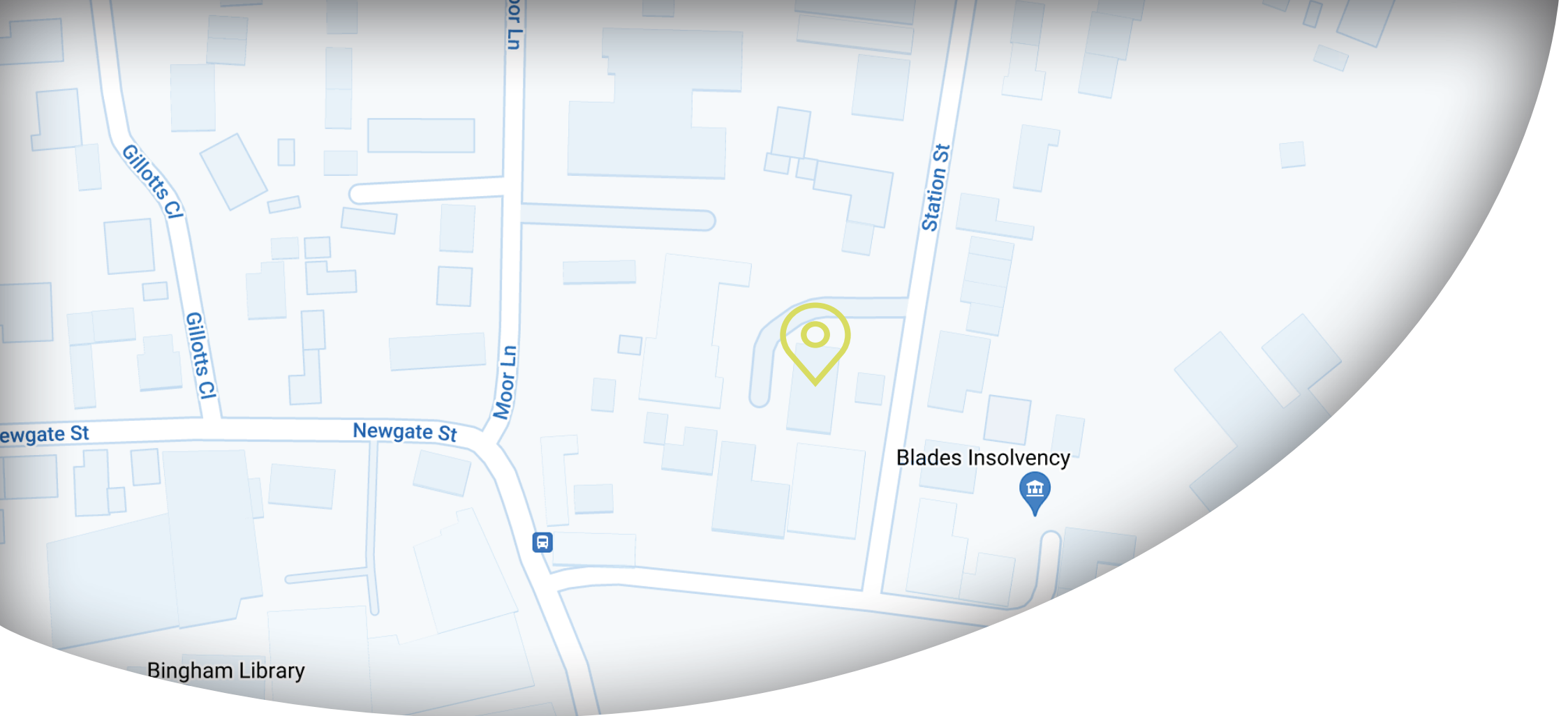
Each party will be responsible for their own legal costs incurred in this transaction.

VIEWING

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

CONTACT

Jack Farrell BSc (Hons) MRICS
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



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



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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.



JACK FARRELL BSc (HONS) MRICS
SENIOR SURVEYOR



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