

# MUSSON LIGGINS


BEESTON  
**FIRST FLOOR  
BRIGADE HOUSE**

**£22,500**

135.90 sq m (1,355 sq ft)

**TO LET**

Self-Contained  
**First Floor Office**

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

 **0115 941 5241**

 **david@mussonliggins.co.uk**

 **mussonliggins.co.uk**

## GENERAL DESCRIPTION

The premises comprise the first floor of a Grade II Listed Victorian Mill which provides attractive office accommodation finished to a high standard within the centre of Beeston, Nottingham.

### FEATURES

- ▶ FULLY REFURBISHED
- ▶ KITCHENETTE AND W/C FACILITIES
- ▶ PASSENGER LIFT
- ▶ GOOD TRANSPORT LINKS



First Floor  
Brigade House  
5 Albion Street  
Beeston  
Nottingham  
NG9 2PA



## LOCATION

The subject property is located with a frontage to Albion Street in the centre of Beeston, Nottingham.

Derby Road (A52) passes through the very Northern Point of the town which links Derby to Nottingham and also passes through Junction 25 of the M1 motorway which is approximately 4.0 miles away. The A6005 road runs through the town to the southeast of the town centre as do the B6006 and B6464 routes which pass through the centre of Beeston.

The subject property is located on the edge of Beeston Town Centre, being adjacent to the Sainsbury's car park which benefits from 3 hours free parking.

Both Beeston Train Station, together with the Nottingham Tram network are also located within walking distance of the property.

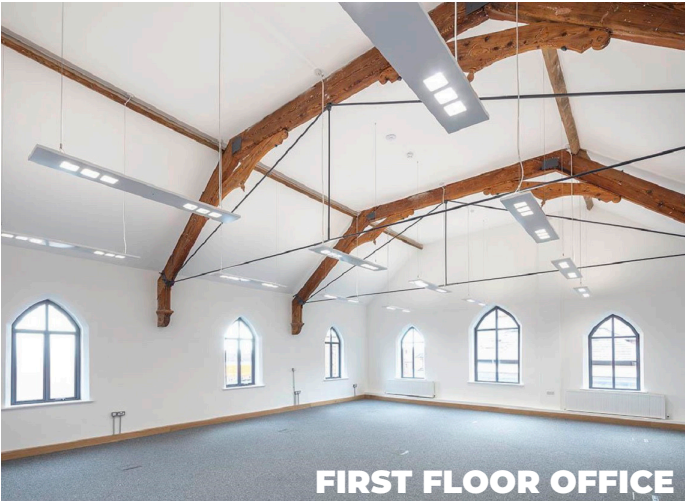
## DESCRIPTION

The premises comprise the first floor of a Grade II Listed Victorian Mill which provides attractive office accommodation finished to a high standard.

The property has independent access from the rear, where there are stairs and a lift to the first floor. At mezzanine level is a meeting/staff room with male and female W/Cs and a kitchenette. At first floor level is an open plan office with attractive vaulted ceiling.

The accommodation is attractively presented with exposed brick walls, carpeted flooring, feature lighting, central heating and floor boxes ready for power and data cabling. The property also benefits from a lift.

Contract parking spaces are available within the development. Further details are available upon request.



**FIRST FLOOR OFFICE**



**MEZZANINE**

First Floor, Brigade House	M <sup>2</sup>	Ft <sup>2</sup>
First Floor Office	101.90	1,097
Mezzanine Space	28.70	201
Mezzanine Kitchen	5.30	57
<b>Total Accommodation</b>	<b>135.90</b>	<b>1,355</b>



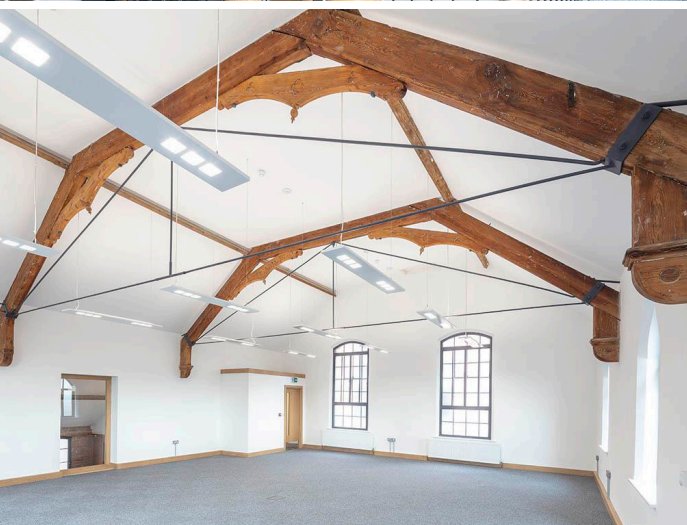
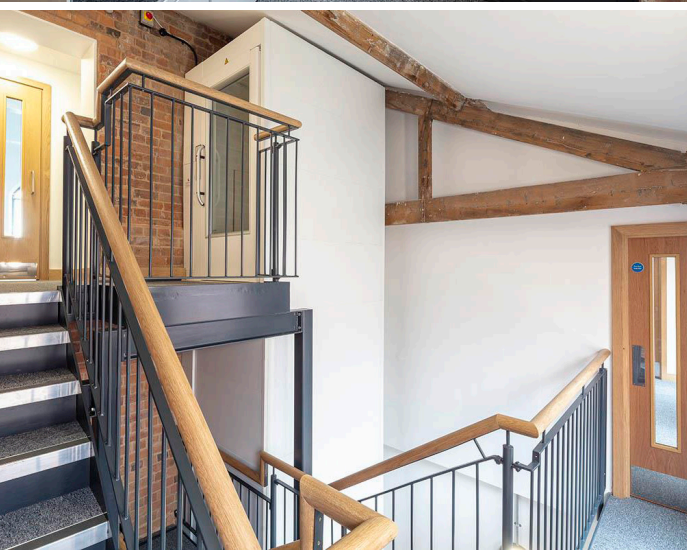
[info@mussonliggins.co.uk](mailto:info@mussonliggins.co.uk)



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## SERVICE CHARGE

A Service Charge will be payable in addition to the Rent to cover Business Rates, Insurance, and Utility Costs.

Further details are available from the Agent.

## PLANNING

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

For further information, please contact Broxtowe 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.

## RENT

**£22,500 (Twenty Two Thousand Five Hundred Pounds).**

## 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

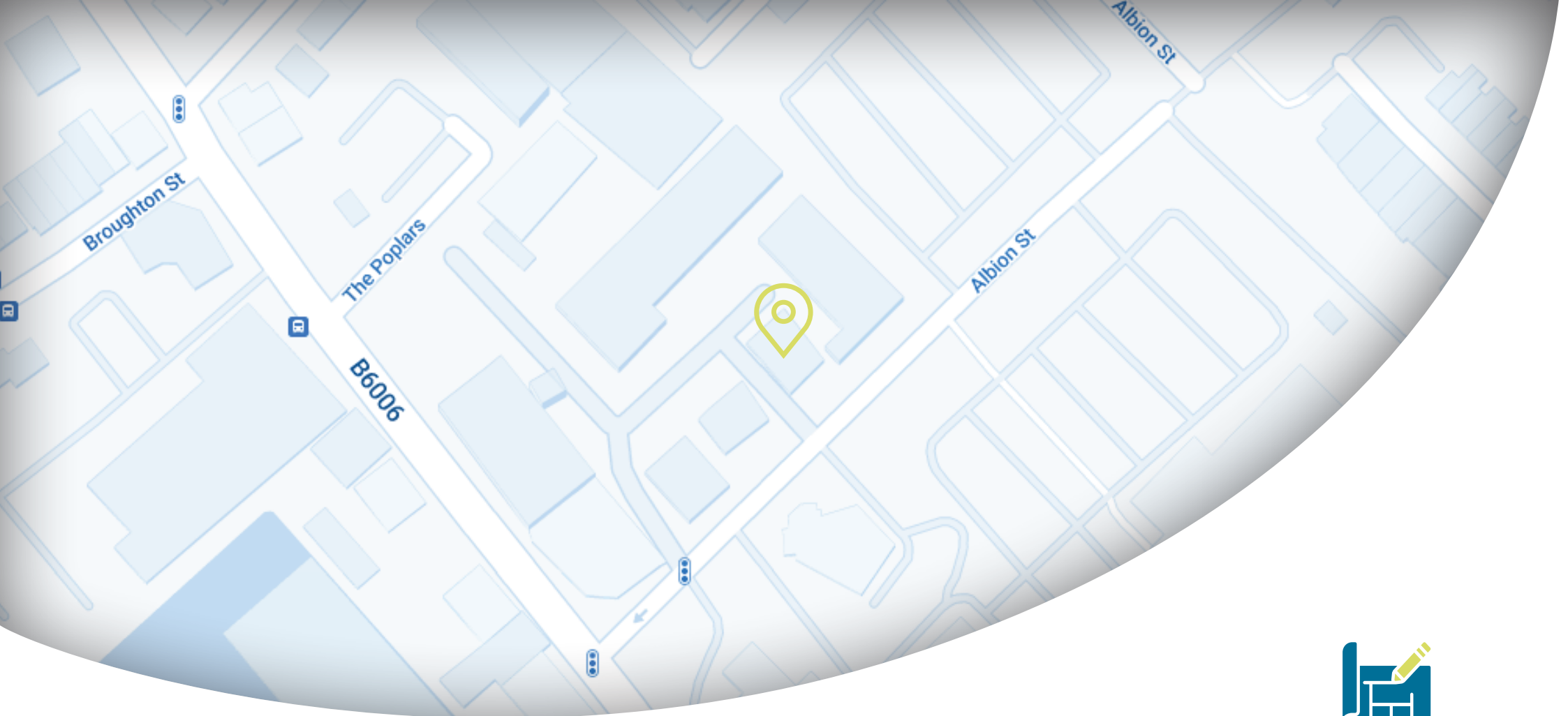
Each party will be responsible for their own legal costs incurred in this transaction.

## VIEWING

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

## CONTACT

David Bladen BSc (Hons) MRICS  
[David@mussonliggins.co.uk](mailto:David@mussonliggins.co.uk)



**VIEW  
FLOORPLAN**

### **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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Beeston, Nottingham NG9 2PA



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**LANDLORD &  
TENANT ADVICE**

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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