

Office Suite, Boden House 3 West Gate, Long Eaton, Nottingham,



£800

A self-contained ground floor office suite situated at the heart of Long Eaton, part of the Boden House Development on West Gate. The main suite covers 340 sq feet of office space with further kitchen facility. The second independent space offers a further 173 sq feet. Separate cloaks room/WC. Secure Access. Electrically heated. Selection of office furniture available. £800 PCM (including electric). Available Now. Long Eaton office.

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Whilst every endeavour has been made to present a proper description of the property, these particulars do not in any way constitute either the whole, or any part, of an offer or contract. Any intending purchaser is advised to make their own independent enquires and inspections.

For more information or to arrange a viewing call 0115 9490044

Robert Ellis

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### Open Plan Office

340 sqft (103.63m sqft)

Office space with kitchen facility.

### Office

173 sqft (52.73m sqft)

### Cloaks/w.c.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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