



DETACHED SINGLE STOREY
OFFICE BUILDING OF
APPROXIMATELY 437ft² OF
USABLE INTERNAL SPACE

Offices, Carnegie Hall Warren Avenue,
Stapleford, Nottingham, NG9 8EY

£475 Per Month

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A GREAT OPPORTUNITY HAS ARISEN TO RENT A DETACHED SINGLE STOREY OFFICE BUILDING OF APPROXIMATELY 437ft² OF USABLE INTERNAL SPACE.

Refurbished in recent times and offered for immediate let, this unit comprises two offices as well as a storage area and staff toilets. The unit is electrically heated and has the benefit of UPVC double glazed windows.

The instructions are on behalf of Stapleford Town Council and the property lies within Carnegie Hall therefore offering a degree of security with locked gated access to a courtyard where two parking spaces are provided and access to the unit.

Centrally located, a stone's throw from the town centre of Stapleford, offering a variety of independent and national retailers and local services and amenities, as well as regular public transport linking the cities of Nottingham and Derby.

The building will suit a variety of office based businesses, such as consultancy practices, mail order, small charities and fledgling entrepreneurs. Flexible terms are available.

OFFICE 1 18' x 12' (5.49m x 3.66m)

UPVC double glazed windows and entrance door, wall mounted electric radiator, suspended ceiling with lighting and connecting door to:

OFFICE 2 11' x 11'5 (3.35m x 3.48m)

UPVC double glazed window and entrance door, strip lighting, wall mounted electric heater, open to:

STORAGE AREA 5'9 x 6'4 (1.75m x 1.93m)

CLOAKS/WC

Cloaks area with wall mounted wash hand basin and separate w.c. with low flush suite.

LEASE INFORMATION

The length of term is negotiable, on an internal repairing basis. Buildings insurance is included.

DIRECTIONAL NOTE

From our Stapleford branch on Derby Road, proceed along the street turning right onto Warren Avenue, continuing down where Carnegie Hall can be found on the corner of Warren Avenue and Frederick Road and the unit is located inside the courtyard.

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.