

# Robert Ellis

look no further...



22-26 Nottingham Road, Stapleford, Nottingham, NG9 8AA

**RENTS FROM £425 PCM PLUS  
VAT**

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/robertellisestateagent



@robertellisea



## 22-26 Nottingham Road Stapleford, Nottingham NG9 8AA

Located in this purpose built development and recently refurbished are three ground floor office suites ranging between 18.6 SQM to 33 SQM.

These semi serviced, air conditioned office suites are ideal for a range of businesses and perfect for start-ups. Situated within Stapleford Town Centre, equidistant between the Cities of Nottingham and Derby with good transport links, being on a bus route between the two cities, approximately 1/2 a mile from the A52 and park & Ride for the Nottingham Tram and approximately 1 mile from J25 of M1.

Stapleford has a range of shops and facilities and has recently been awarded £21.1m Government Grant Money as part of the levelling up scheme, further boosting socioeconomic growth in the area.

To the rear of the development is an enclosed car park which tenants have the benefit from on a "fair use" basis. A short walk away is a public pay and display car park, ideal for visitors.

With secure key code entry, communal kitchen and restroom facilities. Available immediately.

### OFFICE SUITES

Suite 3 33 SQM rent £600 PLUS VAT PCM\*

Suite 4 18.6 SQM rent £425 PLUS VAT PCM\*

Suite 6 25.4 SQM rent £500 PLUS VAT PCM\*

### \* SERVICE CHARGE

The rent is subject to a service charge of 10% plus VAT of the monthly rent payable. The service charge includes electricity, heating, use of the common facilities and buildings insurance. Broadband is not included or provided and it is the responsibility of each business to provide their own communication needs.

### LEASE DETAILS

Each unit is let on a new 3 year licence to occupy with 6 months notice required to vacate for the end of the initial term. Rent Review every three years. Shorter terms may be available on request and by negotiation.

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.