



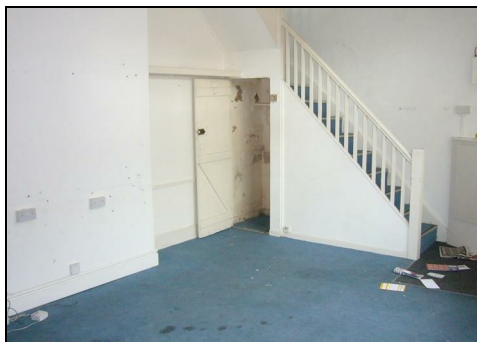
13 BRIDGE GROVE, WEST BRIDGFORD, NOTTINGHAM NG2 7LE

£8,500 PER ANNUM

The property is located on the eastern side of Musters Road, and is situated between the A60 (Loughborough Road) and the A6011 (Radcliffe Road). West Bridgford is a town and the administrative centre of the Borough of Rushcliffe in the county of Nottinghamshire. It lies 2 miles immediately south of the city of Nottingham, from which the River Trent divides it. The property is well placed for access to all surrounding amenities and there is quick and easy access into West Bridgford town centre by car or on foot.

ACCOMMODATION

Gross Internal Area: Approximately 50.99 square metres Net internal space 43.93 square metres.



ACCOMMODATION

Ground floor
Entrance area
Office3.67m. x 5.61m.20.59sq.m.
Kitchen3.03m. x 1.16m.3.51sq.m.
Cloakroom/w.c.1.61m. x 1.16m.1.87sq.m.
First floor
Office3.71m x 6.21m23.04sq.m.

RENT

£5,750 per annum exclusive of rates and insurance.

LEASE

Available by way of licence agreement for a minimum term of 12 months.

RATES

Payable by the tenant.
Office and premises, rateable value £3,850.

LEGAL COSTS

The tenant will be responsible for the legal costs in preparing the licence agreement.

VIEWING

By arrangements with the agents, Spencer Birch Chartered Surveyors, 01159 413678.

PROPERTY MISDESCRIPTION ACT

All statements contained in these particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specified to the contrary interested parties should note the following;

- 1.All dimensions, distances and floor areas are approximate.
- 2.Any information given on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Interested parties are recommended to obtain written verification thereof.
- 3.Any information on tenure or tenancies, etc, has been provided to us in good faith by the vendor/lessor of the property. Prospective purchasers/lessees are strongly recommended to have this information verified by their solicitors or other advisers.
- 4.All information on the availability of mains services is based on information supplied by the vendor or lessor. Statements regarding service installations do not warrant their condition or serviceability.

GENERAL

- 1.The issuing of these particulars does not constitute an offer or a contract.
- 2.The property is offered subject to contract and it still being available at the time of enquiry.
- 3.No responsibility can be accepted for any loss or expense incurred in viewing.
- 4.These particulars are issued on the distinct understanding that all negotiations are conducted through Spencer Birch.

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC

