

TO LET

**SECOND FLOOR
1-3 BRIGHTMOOR STREET
HOCKLEY**



**OFFICE SUITE
NIA: 340 SQ FT (31.5 SQ M)**

**WELL PRESENTED OFFICES LOCATED IN NOTTINGHAM'S
CREATIVE QUARTER
RECENTLY REFURBISHED
DEDICATED WC & KITCHENETTE ON EACH FLOOR
AVAILABLE IMMEDIATELY**

SAT NAV: NG1 1FD

Property Particulars

**Geo
Hallam &
Sons**

**0115 958 0301
www.geohallam.co.uk**

LOCATION

The property is located on the northern side of Brightmoor Street in Hockley, close to its junction with Goosegate.

Hockley is a thriving leisure and retail hub offering a range of national and independent operators.

DESCRIPTION

The property comprises a second floor office suite within a multi-occupied building. Access from Brightmoor Street is available from the ground floor and is shared with the occupier of the first floor.

The second floor office suite benefits from the following specification:

- Wood effect flooring throughout
- Painted and plastered walls
- LED lighting
- Wall mounted electric heaters
- Dedicated WC
- Dedicated kitchenette
- Wooden framed single glazed sash windows

ACCOMMODATION

The property has the following Net Internal Area:

Description	sq ft	sq m
Second Floor Offices	340	31.5
Total	340	31.5

TERMS OF DISPOSAL

The premises are available leasehold at a rental of:

£5,500 per annum

CAR PARKING

The Landlord owns two car parking spaces near the property which can be made available to an incoming tenant by way of a separate negotiation.

Guide rents are available from the Agent upon request.

BUSINESS RATES

Local Authority: Nottingham City Council
Description: Offices & Premises
Rateable Value: £2,350

The rateable value falls below the threshold for small business rates relief and therefore interested parties are advised to make their own enquiries from Nottingham City Council's Non-Domestic Rates Department in this regard.

SERVICE CHARGE

A service charge is payable in respect of the external structure of the building, in addition to the internal common areas.

Further information is available from the Agent upon request.

PLANNING

From enquiries made of Nottingham City Council we understand that the property currently has benefit of a consent under Class E.

Alternative uses may be permitted although interested parties are advised to make their own enquiries of Nottingham City Council.

VAT

All sums are quoted exclusive of VAT if applicable.

SERVICES

It is understood that mains water and electricity are available and connected to the premises.

Each floor is separately metered for water and electricity.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of E. A copy of the EPC is available from Agent on request.

LEGAL COSTS

Each party will be responsible for their own legal costs involved in the transaction.

VIEWING

Strictly by appointment with the sole agent Geo. Hallam & Sons:

Contact: Giles Davis
Email: giles@geohallam.co.uk
Direct Tel: 01159 580 301

October 2023

Geo

Hallam &
Sons

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