



## First Floor Studio

Radford Road, Nottingham, NG7 7NQ

**1900 Sq ft - First floor offices or  
Studio Space**

**Rent £12,000 Per annum + VAT**

**Radford - Nottingham**

**1,900 sq ft**  
(176.52 sq m)

- Open plan first floor office/Studio or storage space within an industrial estate.
- £12,000 per annum + VAT
- £1k service charge
- Lease length to be agreed based on a Maximum 3 year lease with landlord breaks after year 1
- Available immediately

# First Floor Studio, Radford Road, Nottingham, NG7 7NQ

## Summary

<b>Available Size</b>	1,900 sq ft
<b>Rent</b>	£12,000 per annum
<b>Rateable Value</b>	£8,800
<b>Service Charge</b>	£1,000 per annum Plus landlord buildings insurance
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (87)

## Accommodation

The accommodation comprises the following areas: Ground floor communal entrance with stairs leading to first floor. Open plan space measuring approximately 68 x 28 ft - with windows on both side elevations. Kitchenette and W/c.

Name	sq ft	sq m	Availability
1st - First floor offices/Studio	1,900	176.52	Available
<b>Total</b>	<b>1,900</b>	<b>176.52</b>	

## Description

The offices are located on the 1st floor of a 2-storey building, the space is open planned and requires flooring. Kitchenette and w/c is in situ.

The building is brick built and has a pitched tiled roof.

## Location

Universal Court is a small and secure private industrial estate in Radford an inner-city area of Nottingham, located just outside the city centre itself. The appropriate ward of the City of Nottingham Council is called Radford and Park with a population of 21,414. To the south is Lenton and Nottingham City Centre. Just off Nottingham Ring Road, making access very easy from the M1, A52 and A46, with easy access to the North of the City via the Ring road to the A60 Mansfield, being approximately 2 miles away. The Unit and showroom are highly visible from the Radford Road and a popular area for out of City Centre retail space.

## Terms

Offered for let on 3-year lease - with landlord anytime break clause after the initial 1st year, with 3 months prior notice.

3 months rent deposit

3 months rent in advance

Rental is payable quarterly along with the service charge and landlords insurance.

A service charge will be applicable for maintenance of shared areas within the building and car park. This is estimated at £1k per annum plus landlord's insurance.

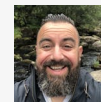
## Viewings

Viewing is strictly by prior appointment via the sole agents P&F Commercial Tel:

01664 431330 or via email [office@pandfcommercial.com](mailto:office@pandfcommercial.com)



## Viewing & Further Information



**Ben Freckingham**

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