

# BUSINESS SPACE OPPORTUNITY

The Waterside, Trent Bridge, West Bridgford, Nottingham NG2 5FG



## ASK!

SELF CONTAINED, GROUND FLOOR OFFICES SUITABLE FOR A VARIETY OF USES

BUY FROM  
£350,000  
RENT FROM  
£29,500

- Last two units remaining of 165 sq m (1,785 sq ft) & 210 sq m (2,265 sq ft)
- Quality open plan accommodation ready for an occupiers fit out
- Available to Buy or Rent
- Adjacent to the City Ground, home of Nottingham Forest FC
- On site car parking
- Fantastic road & public transport links



Interested? Contact Will Torr 0115 979 3491 [wtorr@heb.co.uk](mailto:wtorr@heb.co.uk)  
OR Nick Morgan 0115 979 3495 [nmorgan@heb.co.uk](mailto:nmorgan@heb.co.uk)

0115 950 6611

### LOCATION:

The Waterside Offices are situated on the banks of the River Trent in the affluent suburb of West Bridgford, which is approximately one mile south of Nottingham city centre.

The development is accessed off Pavilion Road through its own gated, self-contained car park. West Bridgford town centre is only a short walk away and home to a range of shops, bars and restaurants and its proximity to the river provides ample opportunity for exercise with walking, running and cycle routes along the riverbank.

### DESCRIPTION:

The offices are located at ground floor level within this stunning development of luxury apartments and penthouses with retail, showroom and office accommodation incorporated on the lower levels.

The units offer self-contained "own front door" units fitted to a shell specification - ready for an occupier fit out.

Each unit benefits from access to parking with further details available on request.

### ACCOMMODATION:

GROUND FLOOR	SQ M	SQ FT	STATUS	PRICE	RENT
Unit 1:	165	1,785	AVAILABLE	£350,000	£29,500
Unit 2:	210	2,265	AVAILABLE	£500,000	-
Unit 3:	123	1,320	SOLD	-	-
Unit 4:	135	1,452	SOLD	-	-

### TERMS:

The office suites are available to buy on a long leasehold basis or to rent on a term length to be agreed.

### SERVICE CHARGE:

There is a service charge levied in relation to external maintenance and upkeep of the common areas, and it is currently running at approximately £1.25 per sq ft.

### PLANNING:

The property currently has planning for use class E and in specific, B1 (Offices) but it suitable for a variety of other uses such as Cafés, Gyms, Hairdressers, Doctors, Clinics & Health Centres and Estate Agencies.

### RATES:

Business rates will be assessed upon occupation.

### VAT:

Vat is applicable to the purchase price / rent and service charge.

### LEGAL COSTS:

Each party will be responsible for their own legal costs incurred.

### EPC:

Energy performance certificates are available upon request.

### VIEWINGS:

Viewings must be directed through us by contacting heb Surveyors below, or our joint agents: FHP: 0115 950 7577 - Mark Tomlinson or Thomas Szymkiw.



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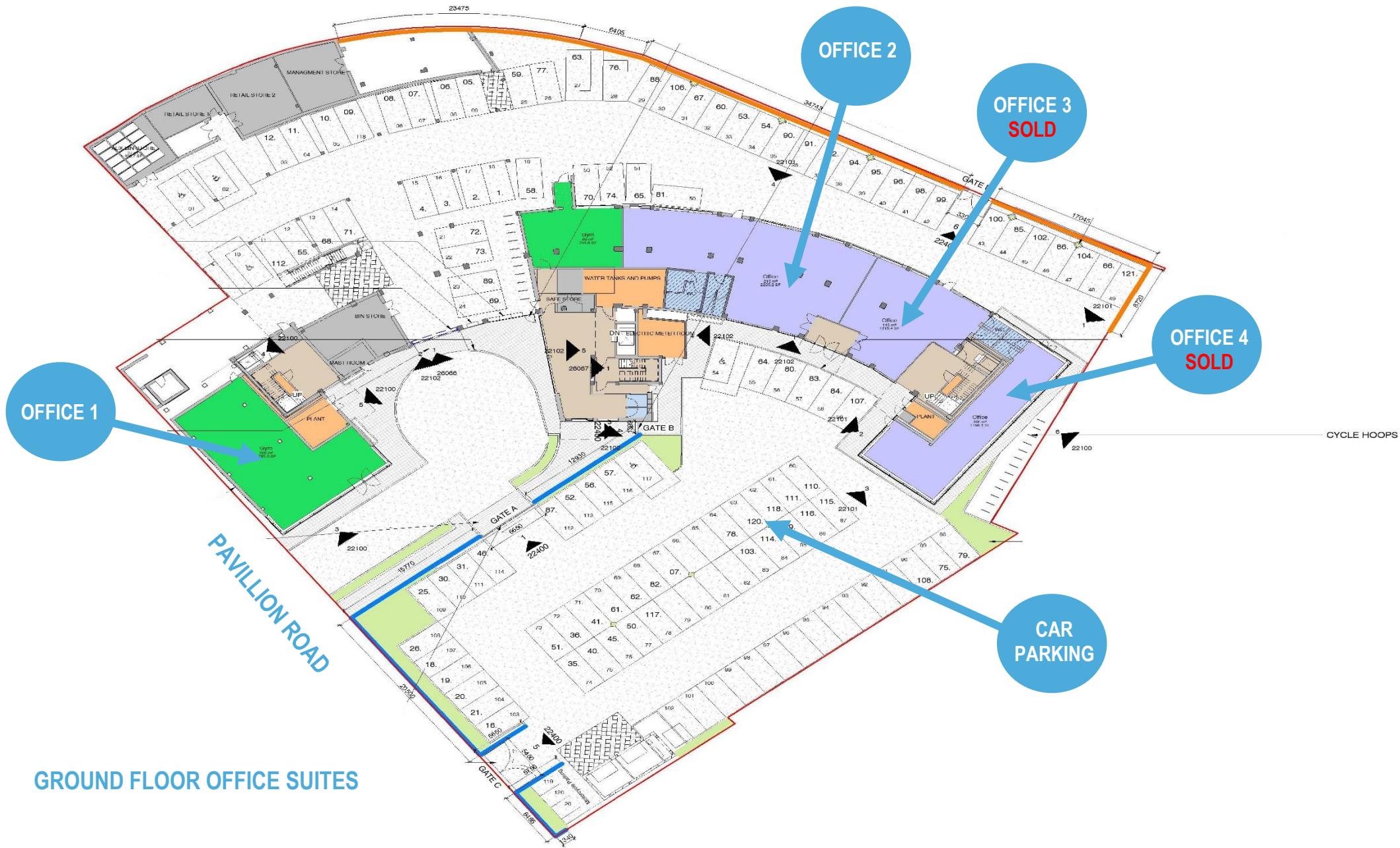


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**GROUND FLOOR OFFICE SUITES**

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## YOUR NEIGHBOURHOOD

### Restaurants/Cafés/Bars

- 1 Caffè Nero
- 2 Côte Brasserie
- 3 Carluccio's
- 4 Copper
- 5 Brewhouse & Kitchen
- 6 Pizza Hut Delivery
- 7 Escabeche
- 8 Pizza Express
- 9 The Botanist
- 10 Costa Coffee
- 11 The Parlour
- 12 Gusto
- 13 Yumacha Bar Brasserie
- 14 No. 8 Deli

### Services / Shops

- 1 Oliver Bonas
- 2 Marks & Spencer  
Simply Food
- 3 Boots
- 4 Co-op Food

### Areas of interest/ Amenities

- 1 Bridge Field
- 2 Central Avenue Library
- 3 West Bridgford Medical Practice
- 4 Bridgford Hall

### Banks

- 1 NatWest
- 2 TSB
- 3 Barclays
- 4 Halifax
- 5 HSBC
- 6 Santander

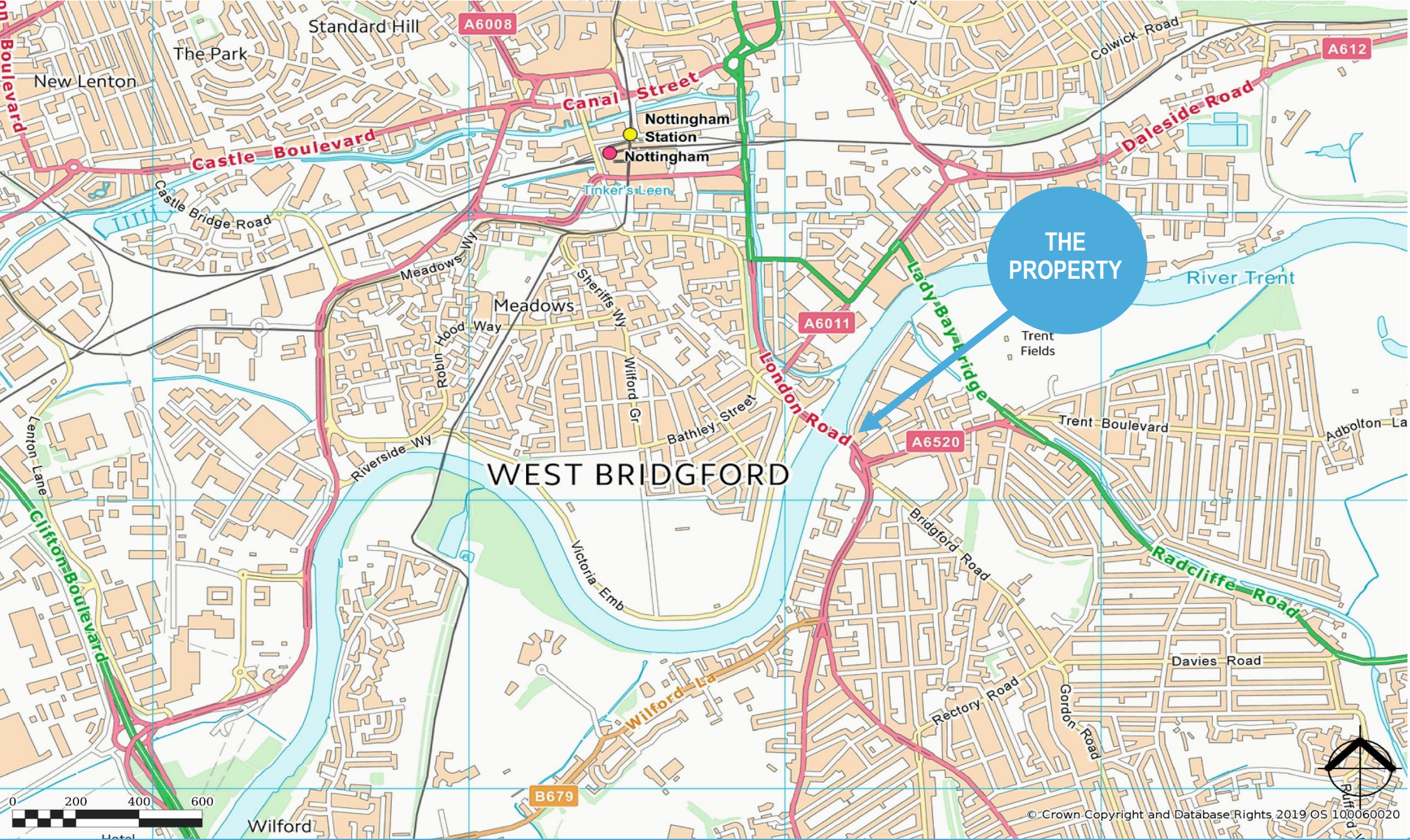


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**MISREPRESENTATION ACT** These particulars do not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details contained herein are for general guidance only and prospective purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. Neither HEB Surveyors, nor its employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property. Rents quoted in these particulars may be subject to VAT in addition.

The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Prices/rents quoted in these particulars may be subject to VAT in addition.

a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract.

b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.