

BUSINESS SPACE OPPORTUNITY

Arnot Hill House, Arnot Hill Park, Arnold, Nottingham NG5 6LU



RENT!

FIRST FLOOR OFFICES SET WITHIN IDYLIC PARK SETTING WITH SECURE EXTERNAL STORAGE UNIT

- 269 sq m (2,894 sq ft) approx GIA
- Cellular offices with reception, board / meeting rooms & staff facilities
- On site car parking with external storage if required
- Rent inclusive of service charge, gas, water & electricity



LOCATION:

The offices are located on the first floor of Arnot Hill House, Arnold, a busy suburban town which is located approximately 4 miles north of Nottingham city centre.

The property sits within Arnot Hill Park, Arnold and forms part of Gedling Borough Council's main office estate.

DESCRIPTION:

The part first-floor office provides cellular offices comprising a mix of open plan boardrooms and meeting rooms along with a post / server room and reception. The office accommodation has the following features:-

- Strip lighting
- Gas central heating
- Intercom system
- Intruder alarm
- A combination of floor & wall mounted internet points
- Fully carpeted throughout

The office suites also have access to a shared kitchen and WC facilities and can be offered furnished or unfurnished.

The rent is fully inclusive of the service charge and utilities (gas, water and electricity), but excludes business rates, internet and intercom / alarm maintenance.

Externally, the property has allocated parking as well as a secure external storage area should it be required.

ACCOMMODATION:

DEMISE (FIRST FLOOR) APPROX GIA	SQ M	SQ FT
Office Suites	234.0	2,509
Reception (shared):	17.6	189
Staff Facilities (shared):	18.2	196
TOTAL:	269.8	2,894

TERMS:

The office is available on a new lease for a term to be agreed.

RENT:

The property is available to rent at a level of:-

£20,000 Per Annum
(Inclusive of service charge, utilities & external storage only)

RATES:

To be assessed.

PLANNING:

E: (Commercial, Business & Service) Offices

VAT:

Vat is not applicable to the rent.

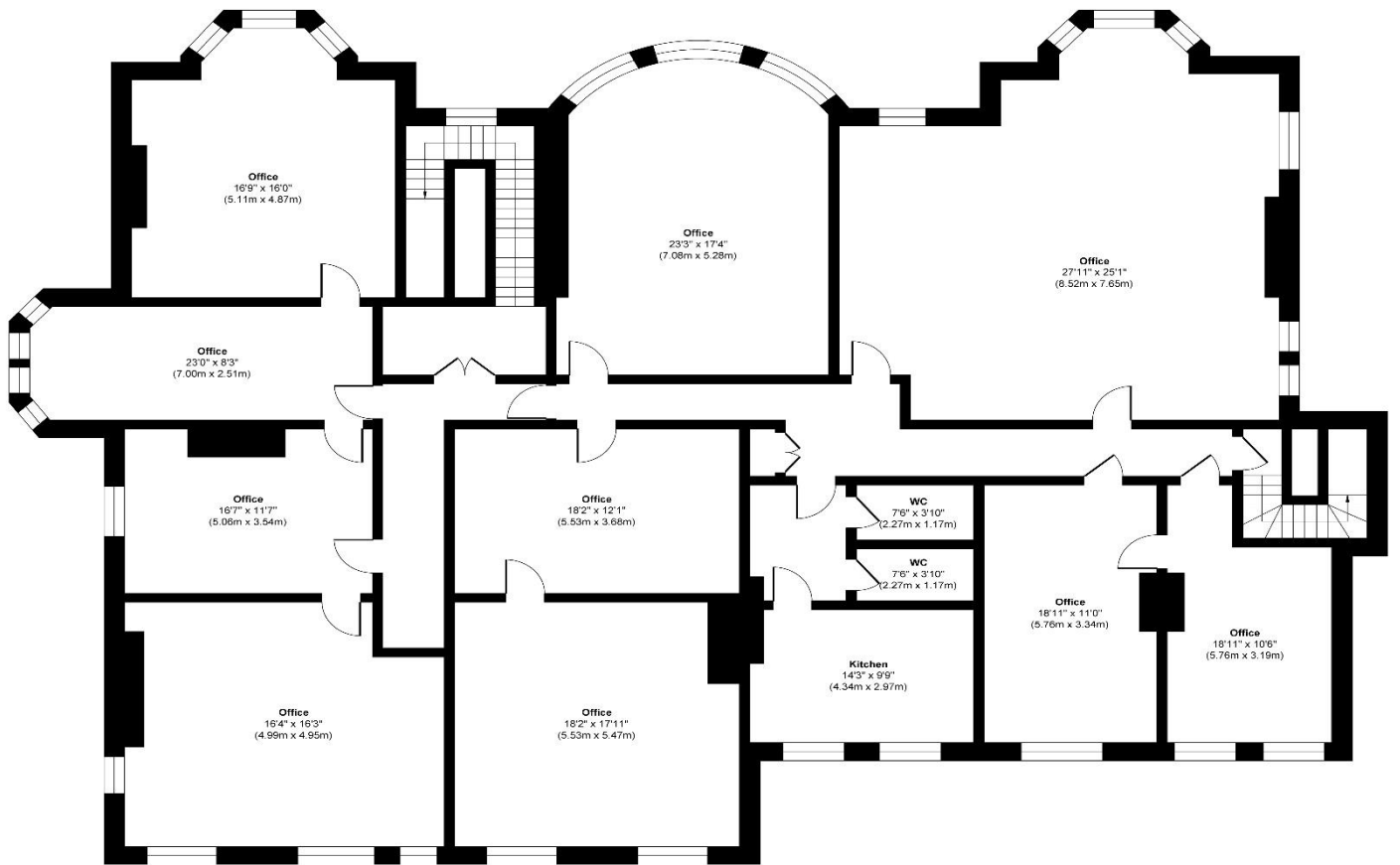
EPC:

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Interested? Contact Nick Morgan 0115 979 3495 nmorgan@heb.co.uk

0115 950 6611

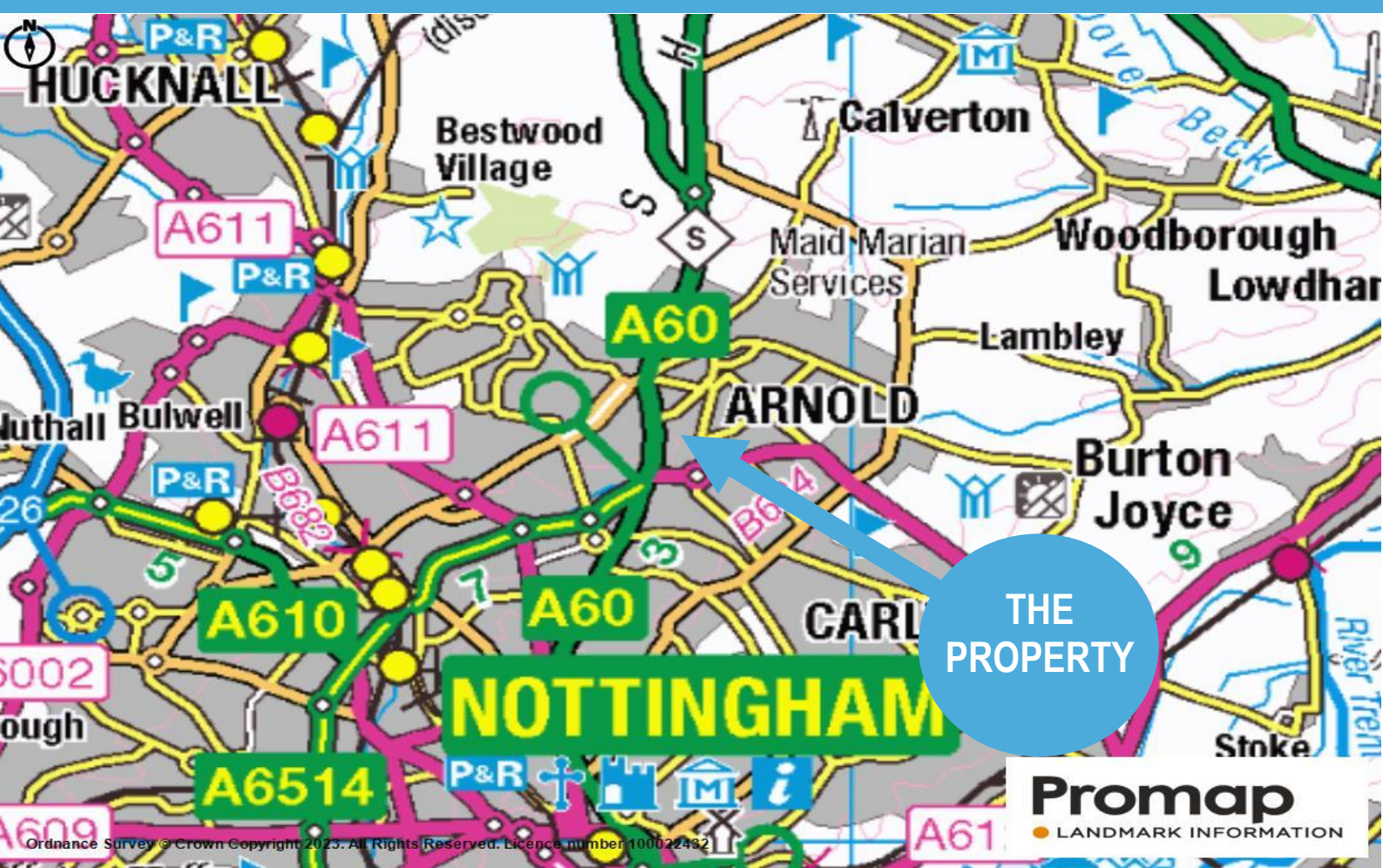
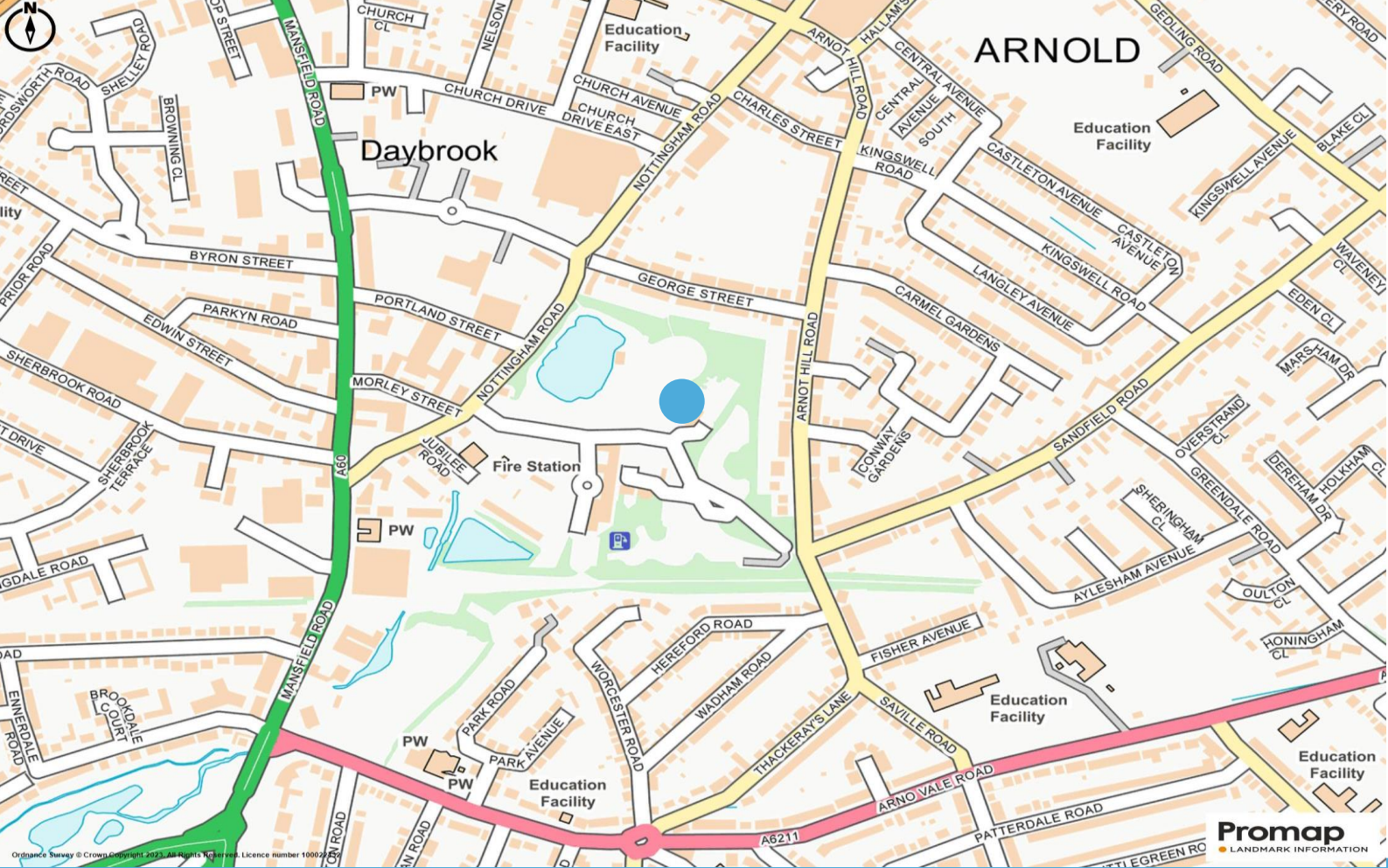
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a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers 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.