

# BUSINESS SPACE OPPORTUNITY

33 Loughborough Road, West Bridgford, Nottingham NG2 7LJ



## RENT!

SHORT TERM / FLEXIBLE CONSULTING ROOMS / OFFICES

- Suites From 14 - 20 sq m (150 – 215 sq ft)
- Prominent location within West Bridgford
- On-site car parking
- All-inclusive rent to suit beauty use or office



### LOCATION:

The property is prominently located on Loughborough Road West Bridgford, close to Trent Bridge and within five minutes' walk of West Bridgford town centre, where a large range of shops, restaurants and bars are located.

### DESCRIPTION:

The property is currently subdivided into eight consulting rooms / offices, arranged over ground, first and second floors.

On site car parking is provided and each room benefits from an intercom system. Broadband is provided.

Within the building there are communal male and female WC's as well as a communal kitchen area.

### ACCOMMODATION & RENTS:

ROOM	FLOOR	SQ M	RENT PCM	STATUS
1	Ground	3.8 x 4		LET
2	Ground	3.9 x 4		LET
3	First	5.8 x 3.5		LET
4	First	4.7 x 3.7	£450	
5	First	2.2 x 2.4		LET
6	First	4.4 x 3.2		LET
7	Second	4 x 2.5	£550	
8	Second	5.8 x 3	£450	

### LICENCE TERMS:

Each property is available on a short term licence for a minimum term of 6 months, with a maximum term of 18 months.

Rent includes heating, power, broadband and waste collection

The property is being re-assessed for business rates and it is anticipated that no business rates charges will be applicable..

### SERVICE CHARGE:

A small service charge of £20 per month is payable by each room for cleaning of the communal areas.

### SUITABLE USES:

The property is currently occupied by a number of beauty and health consultants although the rooms are suitable for office use as well.

### PLANNING:

E: (Commercial, Business & Service)

### VAT:

Vat is not applicable to the rent or service charge.

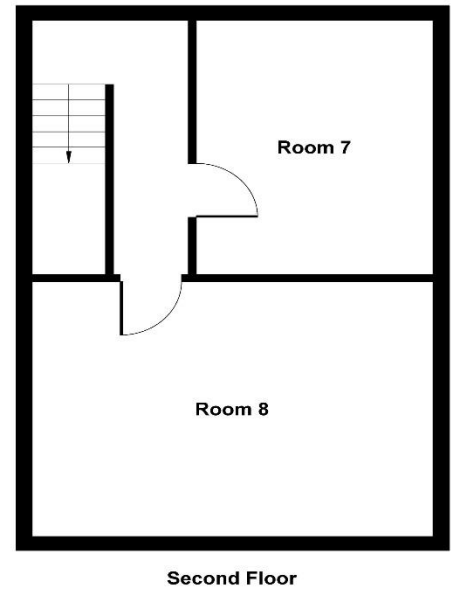
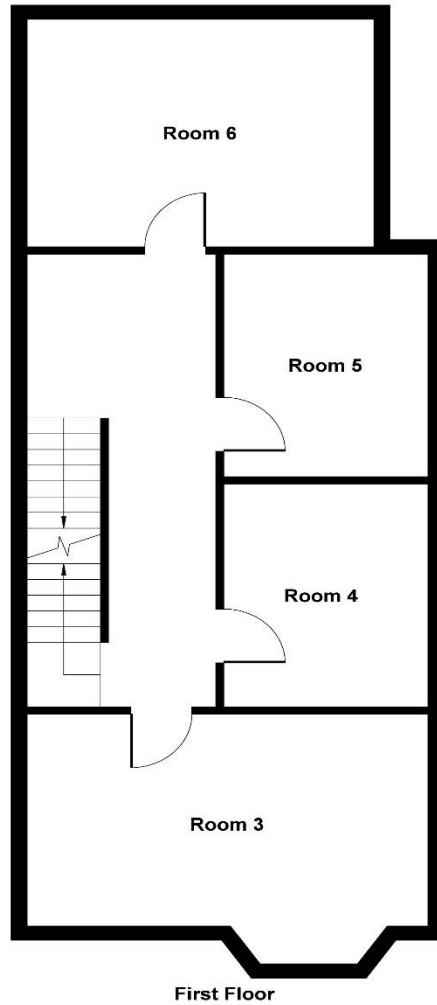
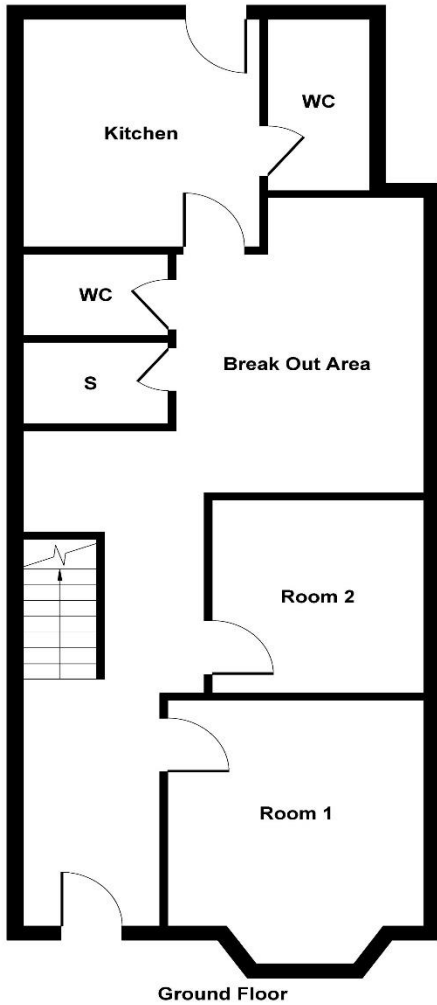
### EPC

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

0115 950 6611

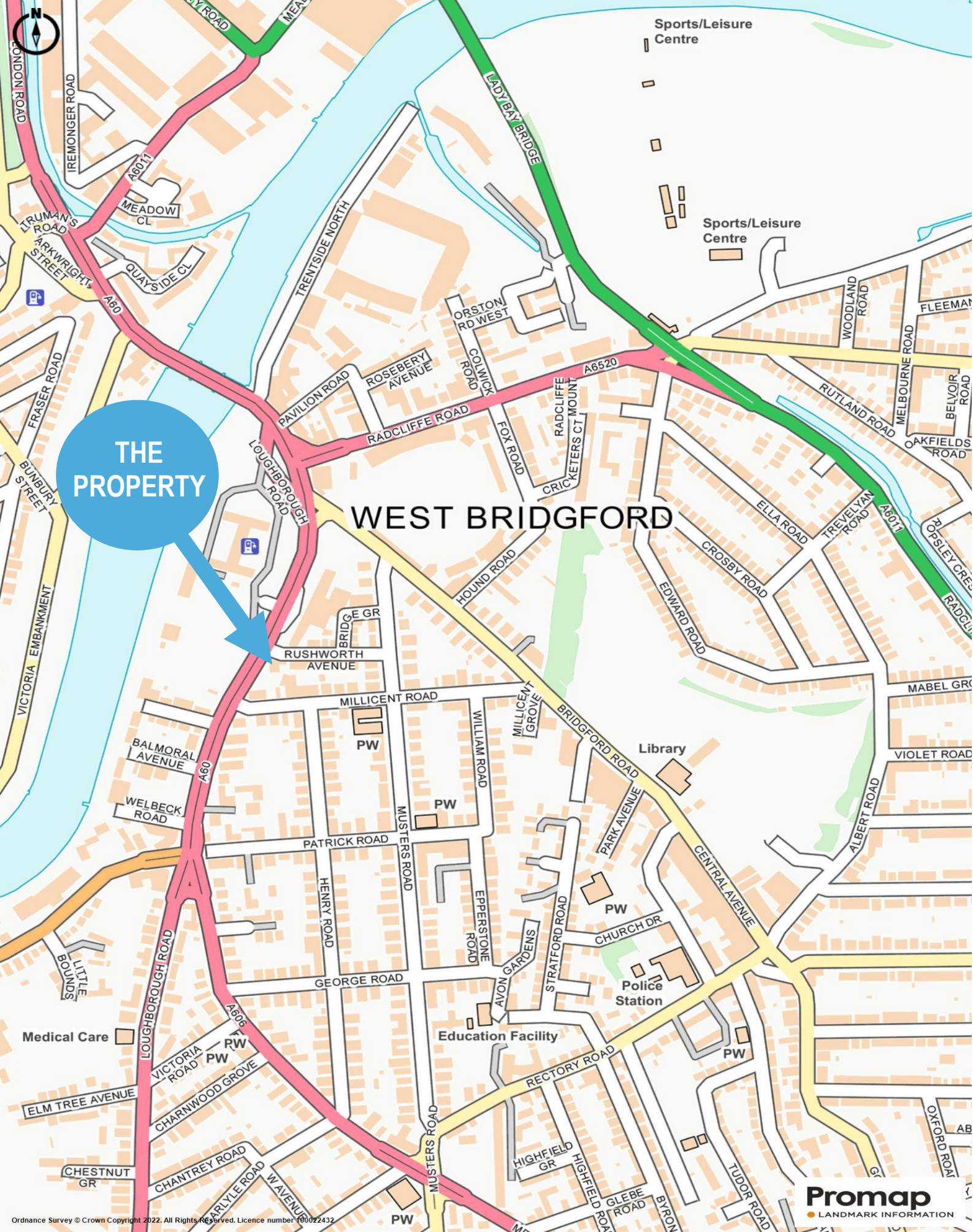
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THE  
PROPERTY

# WEST BRIDGFORD

**Promap**  
LANDMARK INFORMATION

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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.