

THE POINT - SUITE F

West Bridgford, Nottingham, NG2 7QW



Key Highlights

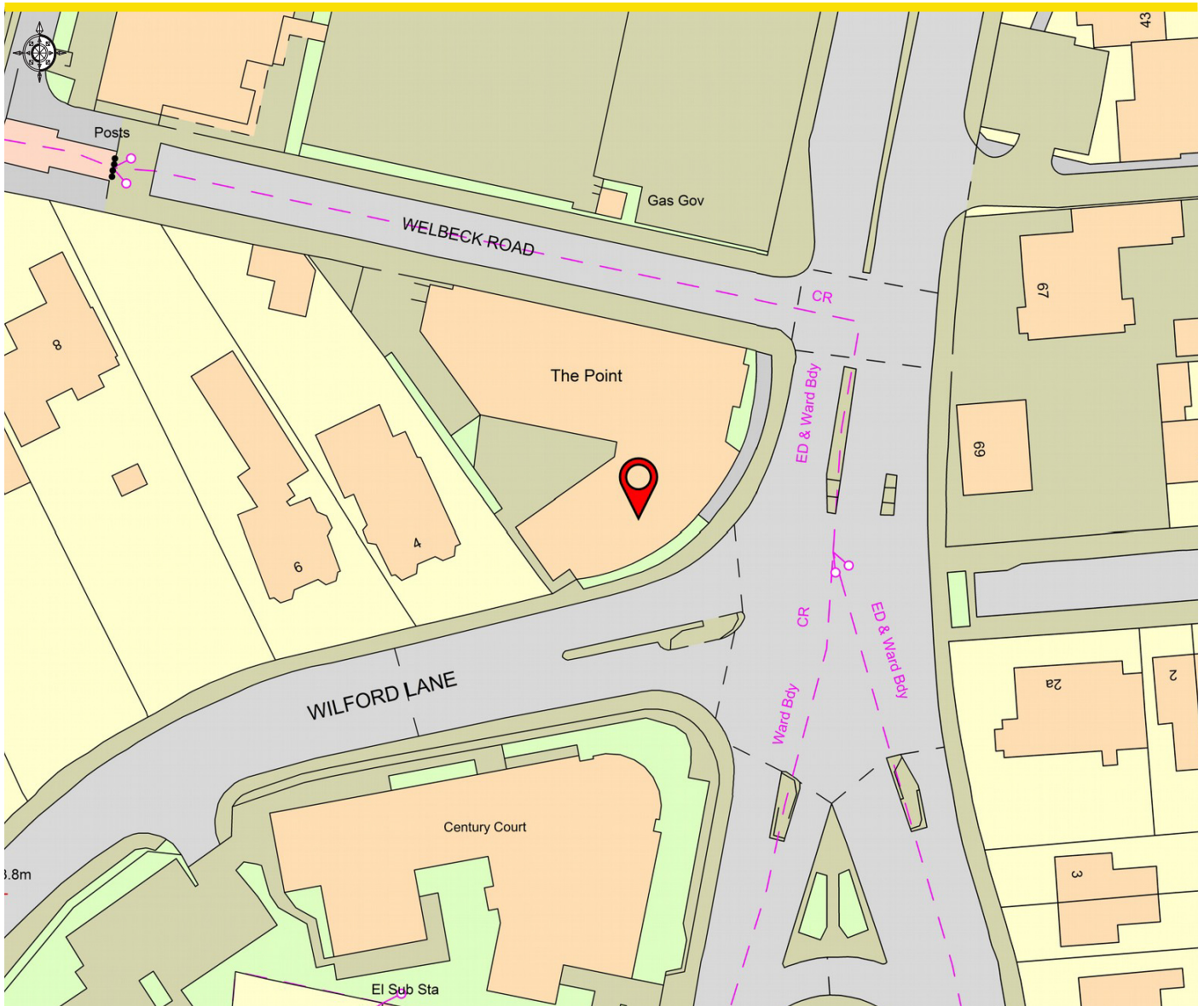
- Landmark office building
- Quality open plan accommodation
- Refurbished to a Grade A specification
- On-site parking
- Excellent natural light throughout

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Location

The Point is located in a prominent position on Loughborough Road in West Bridgford at the intersection of Wilford Lane and Loughborough Road. The road links provide easy access to the Ring Road (A52 and A453) which in turn provide excellent access to J24 to J26 of the M1 Motorway. West Bridgford town centre is just a few minutes walk away and has a wide range of amenities from Marks & Spencer's and the usual high street retailers such as Boots and M&S to a number of cafés and restaurants.

Description

The property comprises a first floor open plan office suite within this modern Grade A office building. The

offices are in need of redecoration but provides a Grade A specification including:

- VRF air conditioning (heating and cooling)
- Raised floors
- Suspended ceiling with recessed Lighting panels
- Passenger lift to all floors
- CCTV
- Secure access via intercom door system
- 2 car Parking spaces
- Double Glazing

The property also benefits from an attractive inner courtyard area and secure car park underneath the building.

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Accommodation

Measured in accordance with the RICS code of measuring practice (6th edition) on a net internal basis and for guidance purposes only.

FLOOR	SQ FT	SQ M
Total	2,018	187.5

Terms

The property is available by way of assignment/ subletting of the existing lease, which expires 31/03/2025.

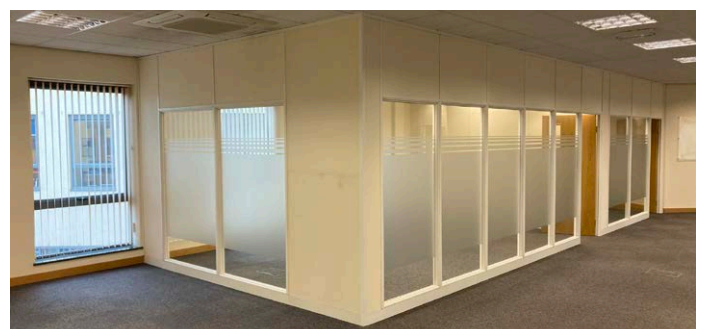
A reversionary lease extension is available for a term to be agreed.

Rent

£28,644 per annum exclusive.

Service Charge

£880.42 per quarter exclusive.



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Business Rates

- Rateable Value (2017) - £25,000.
- Rateable Value effective from 1st April 2023 - £29,250.

EPC

C 65

Planning

Permitted Use Class E (Offices) of the Town and County Planning (use classes) Order 1987.

VAT

TBC

Viewing

Viewing by prior appointment only with the Sole Agent, Savills.

Contact

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