

TO LET £18,750 Plus VAT Per Annum

Office 2, The Garage Studios, 41-45 St Mary's Gate,
Nottingham, NG1 1PU



- Modern Office Suite
- Ground Floor
- City Centre Location
- Eligible For Small Business Rates Relief
- Inclusive Rent
- High Specification
- Secure Gated Access
- EPC: B

Lindpet House
5 Market Place
Grantham
NG31 6LJ

01476 930891

www.commerciallist.co.uk



LOCATION

Located at the site of the infamous Garage and KoolKat Club, this Nottingham icon has been renovated and reborn as The Garage Studios, providing eight new creative spaces in the Lace Market which hosts businesses of all shapes and sizes. Situated in the centre of Nottingham the suite benefits from a wide range of amenities close by and good transport links with easy access to the A60, Nottingham train station and Broadmarsh bus station.

Nottingham is a vibrant city in the East Midlands located approximately 110 miles north of London, 33 miles south of Sheffield and 45 miles north-east of Birmingham. The city can be accessed via the M1 from the north and south and the A52 from the east and the west.

DESCRIPTION

This demise comprises a ground floor office suite which is accessed via a shared lobby. The accommodation is made up two open plan offices with kitchenette and W.C. The suite is finished to a high specification with large windows and high ceilings provide plenty of natural light and benefits from the following features;

- Secure gated access
- CCTV and intruder alarm installed
- Recessed LED lighting
- Bike rack & shower room

ACCOMMODATION

We have been informed that the net internal floor area is as followed;

Total NIA- 69.68 sq m (750 sq ft)

Ideal for 8-12 people accommodated over two floors.

SERVICES

We understand that mains electricity, gas, water and drainage are connected. None of the heating systems or any other plant and equipment have been tested by Commercial List and prospective lessees must rely on their own investigations as to their existence and condition. Please note that the rent is inclusive of water and gas usage.

BUSINESS RATES

From enquiries made through the Valuation Office website, we understand that the following rating assessment applies;

Rateable value: £6,000

This property is eligible for small business rates relief. However interested parties should make their own enquiries as to the amount of rates payable.

TERMS

The suite is available TO LET on a new internal repairing and insuring lease for a term to be negotiated at an asking rent of £18,750 plus VAT per annum. Please note the rent is inclusive of service charge and water and gas usage. Electricity is separately metered and charged monthly.

EPC

Energy rating: B

VAT

We understand that VAT will be charged on the rent.

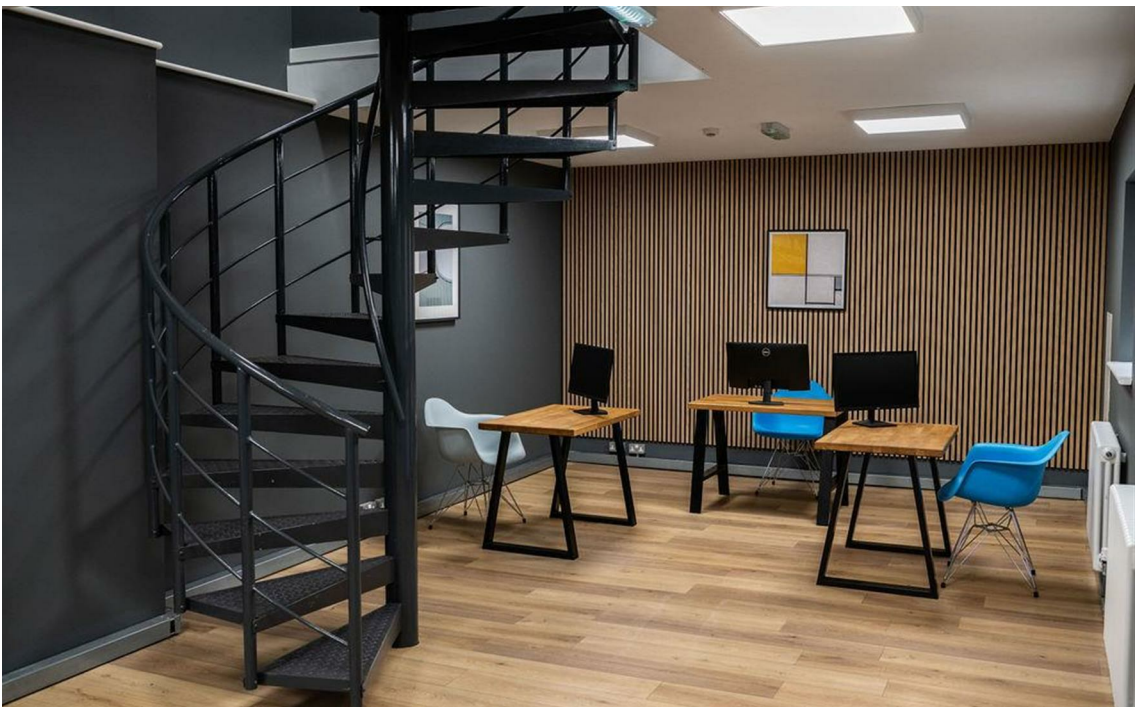
LEGAL COSTS

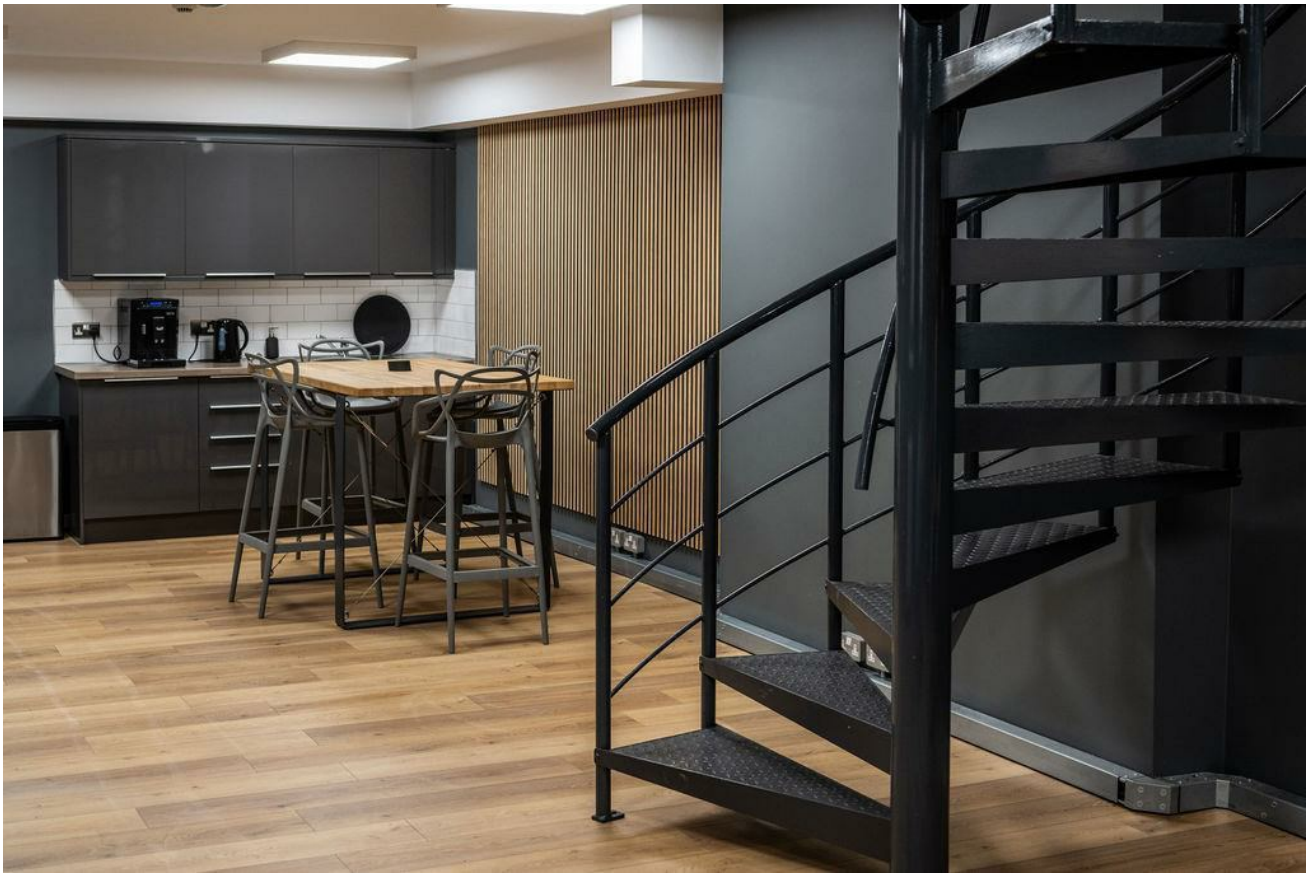
Each party to pay their own legal costs incurred.

VIEWING

For an appointment to view or further information please contact;

Charlie Burrows- e: charlieb@commercialist.co.uk t: 07923 448308





IMPORTANT NOTICE – Commercial List for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given by the vendor or lessor in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Commercial List has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Commercial List, nor enter into any contract on behalf of the vendor.
4. We have not carried out a structural survey and any fittings, appliances and services mentioned have not been tested. All photographs and floorplans are given as a guide only and should not be relied upon for the purchase of any furnishings.
5. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

PLEASE NOTE: by submitting an enquiry regarding this property you agree that we may send your details to the landlord of this property so they may contact you in order to answer any questions if necessary, or arrange a convenient viewing time.