

TO LET **From £3,000 Plus VAT Per Annum**

Office Suites, 100 Nuthall Road, Nottingham, NG8 5BY

Similar Office For Indicative Purposes



- Two Office Suites
- Recently Refurbished
- Parking Available
- Good Transport Links
- Fully Inclusive Rent
- Unfurnished
- Flexible Terms
- 132 - 414 sq ft Available

Lindpet House
5 Market Place
Grantham
NG31 6LJ

01476 930891

www.commerciallist.co.uk



LOCATION

The property is located in the Whitemoor area of Nottingham approximately 2 miles north west of The City Centre and benefits from good transport links with the M1, A6514, A52 and A610 close by. The wider area is of mixed use comprising a variety of residential, shops, commercial units and eateries. 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.

DESCRIPTION

This demise comprises two first floor office suites with shared kitchen and W.C which are accessed via a ground floor shared lobby. The suites have been recently refurbished and are finished to a high specification with large windows providing plenty of natural light and benefits from the following features;

- Carpeted floors
- LED lighting
- Parking

ACCOMMODATION

We have calculated the approximate net internal floor areas to be as followed;

Suite 1- 26.22 sq m (282 sq ft)

Suite 2- 12.29 sq m (132 sq ft)

TOTAL NIA- 38.51 sq m (414 sq ft)

The suites are available separately or as a whole.

SERVICES

We understand that mains electricity, water, gas and drainage are connected and are included in the rent. 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.

BUSINESS RATES

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

Rateable value: tbc

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 suites are available TO LET as a whole or seperate on a new internal repairing and insuring lease for a term to be negotiated. We are quoting £3,000 plus VAT per annum for the smaller suite and £6,300 plus VAT per annum for the larger room. Please note the rent is inclusive of service charge and all utilities.

EPC

Energy rating: tbc

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.