



PART FIRST FLOOR, MEDIA HOUSE

10 PADGE ROAD, BEESTON, NOTTINGHAM NG9 2RS

High quality refurbished office with parking

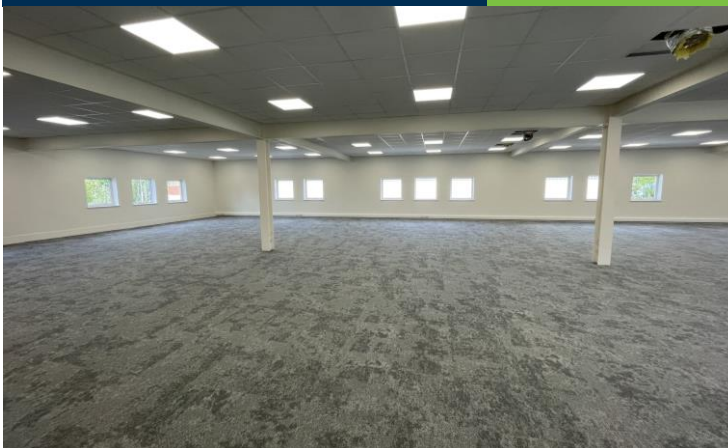
217 - 434 sq m (2,337 – 4,674 sq ft)

TO LET

- Recently refurbished to a very high standard throughout
- LED lighting, passenger lift access, heating & cooling system
- Excellent location in close proximity to J25 M1, A52 Ring Road & Nottm City Centre
- 20 designated on-site car parking spaces



VIEWING HIGHLY RECOMMENDED





LOCATION

Media House is located on Padge Road in Beeston, just off the A6005 trunk road which in turn provides access to the A52 Ring Road and furthermore J25 of the M1 motorway. The NET tram stop is also within easy reach of the property, providing quick access to Nottingham City Centre and beyond.

Beeston town centre itself is in close proximity to the property and benefits from a wide range of retail and leisure amenities including a Tesco superstore and the new ARC cinema development.

DESCRIPTION

The property comprises a high quality first floor office that has recently been subjected to a high-level refurbishment. The specification is as follows:

- Fully open plan floor plate
- Excellent natural light throughout
- Suspended ceiling with inset LED lighting
- Heating and cooling system
- Newly refurbished WC facilities
- Fully re-decorated and re-carpeted throughout
- Shared entrance lobby with passenger lift access
- 20 designated on-site car parking spaces

ACCOMMODATION

The office suite is currently a fully open plan floorplate, however consideration would be given to a split option if required.

From measurements undertaken on site, we understand that this would provide the following floor areas on a net internal area basis:-

Accommodation	sq m	sq ft
Option 1	217	2,337
Option 2	217	2,337
Total	434	4,674

EPC

An EPC is available upon request.

TOWN & COUNTRY PLANNING

We understand the property has an established consent for uses falling within Class E (Commercial Business & Services) of the Town & Country Planning (Use Classes) Order revised 2020.

BUSINESS RATES

The business rates currently form part of a larger assessment and will therefore be re-assessed upon occupation by a tenant. Guide figures are available upon request.

TENURE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

Option 1:	£37,500 per annum exclusive
Option 2:	£37,500 per annum exclusive
Total:	£75,000 per annum exclusive

SERVICE CHARGE

A service charge is levied to cover the costs of the upkeep and maintenance of the common parts of the building and external grounds. Guide figures are available upon request.

VAT

VAT is applicable to the rent at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the transaction.

SUBJECT TO CONTRACT

Viewing by prior appointment only.

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PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability or service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph(s) depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof.