

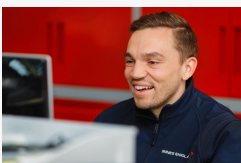


**Imtech Engineering Services Central, Hooton Street, Nottingham,
Nottinghamshire NG3 5GL**

Office/Industrial accomodation

- ▶ **GIA: 25,332 sq ft (2,353.42 sq m)**
- ▶ **Rare freehold opportunity in close proximity to the City Centre**
- ▶ **Suitable for alternative uses (subject to requisite consents)**
- ▶ **Car parking for 44 vehicles on site**

For enquiries and viewings please contact:



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Location

The subject property is located on Hooton street, just off Carlton Road. Hooton street is an established commercial location. The subject property enjoys easy access to the City Centre by car, with Carlton road (B686) being one of the main arterial routes leading to and from Nottingham's City Centre. The property benefits from good transport links being 7 miles in distance with junction 26 of the M1 as well as having easy access to public transport, with a bus stop located on Carlton Road providing access to the City Centre. Local amenities include Aldi supermarket, Shell petrol station as well as the KK sports and leisure centre situated within the Oxford Business College (Nottingham campus).

Description

The property comprises of two main elements, a former workshop which has been converted to an open plan office complete with partitioned meeting rooms and mezzanines providing further office space. However a separate small industrial element still remains. The other main element is a 3 storey building under a flat roof which is currently utilised for training and further offices and also benefits from a substantial breakout room and kitchenette.

The specification varies throughout the property but generally encompasses:

- Carpet tiled covered floors in part
- Suspended ceilings
- Inset LED lighting and perimeter trunking in part
- There are associated w.c's on each floor
- Air conditioning with cooling and heating

Externally the property provides car parking for 44 vehicles, with 4 benefiting from electric car charging ports.

Accommodation

	Sq M	Sq Ft
Ground Floor	282.5	3,041
First Floor	1,398.3	15,052
Second Floor	414.1	4,457
Mezzanine Total	258.4	2,782
Total	2,353.3	25,332

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement Second Edition. All parties are recommended to carry out their own measurements.

Planning

We understand the property benefits from planning consent for the following uses: - Class E (Commercial, Business and Services use), making the premises suitable for uses such as an office, clinics and day nurseries. However, we will advise that all interested parties make their own enquiries to Nottingham City Council.

Tenure

We understand the property is held on a freehold basis and will be offered for sale with vacant possession.

Business Rates

From enquiries of the Valuation Office Agency (VOA) website we understand the current assessment is as follows:

Rateable value: £64,500

Indicative Rates payable 2023: c. £33,024

Please note all parties are advised to make their own enquiries of the VOA.

Price

£1,550,000

VAT

VAT is not applicable.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

Available from the agents.

Viewings

Viewings are by appointment with sole agents Innes England.

Floor plans are available from the agents.

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

Date Produced: 14-Sep-2023



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