



**The John Folman Business Centre, 31 Hungerhill Road, St Anns, Nottingham,
Nottinghamshire NG3 4NB**

Serviced Offices

- ▶ **Competitive rents on flexible terms**
- ▶ **Car parking available on-site**
- ▶ **A range of suites available**
- ▶ **Sizes from 200 to 2,500 sq ft**

For enquiries and viewings please contact:



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Location

The property occupies a prominent position fronting Hungerhill Road accessible from Woodborough Road (B684). Woodborough Road is one of the principal routes to Nottingham city centre from the north.

The accommodation is located within a residential area with public parking available.

Description

The premises comprise a former Victorian school which has been converted to provide serviced office accommodation throughout.

The suites are arranged to form distinct rooms with each suite being individually furnished and benefiting from Cat II lighting, wet system heating, intercom entry system and are individually alarmed. There is a communal kitchen on the first floor of the property and a separate meeting room which can be hired at nominal charge.

Accommodation

	Sq M	Sq Ft
Total	232.2	2,500

A range of accommodation is available from 200 - 2,500 sq ft (18.58 - 232.26 sq m).

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 a shop, cafe, restaurant, office, clinics, health centre and day nurseries.

(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

Tenure

Rent upon application. leasehold basis with terms to be negotiated between interested parties.

Rent

Rent upon application.

VAT

All sums quoted exclusive of VAT if applicable.

Legal Costs

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

Viewings

By appointment with the sole agents.

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