



**Carlton Road Business Centre, The Renewal Trust, 27-31 Carlton Road,  
Nottingham, Nottinghamshire NG3 2DG**

## **Serviced Offices**

- ▶ **All-inclusive packages available**
- ▶ **Located in Nottingham city's Creative Quarter**
- ▶ **Competitive rents on offer**
- ▶ **Flexible terms considered**

For enquiries and viewings please contact:



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### Location

The premises are situated directly fronting Carlton Road approximately ¼ mile from Nottingham City Centre within the city's Creative Quarter providing ready access to local amenities and the National Ice Stadium.

Carlton Road (B686) is one of the principal routes into Nottingham city centre and serves the eastern suburbs of Nottingham including Netherfield and Carlton.

### Description

The property comprises serviced office accommodation with direct independent access from Carlton Road.

The accommodation is arranged to provide self-contained office suites complete with separate communal kitchen facilities. The offices benefit from having Category II lights, wet system radiators and air conditioning in part.

Contract car parking is available in the nearby Aberdeen Street Car Park. Further information is available from the agents on request.

### Accommodation

	Sq M	Sq Ft
<b>Total</b>	232.2	2,500

A range of accommodation is available from 150 - 2,500 sq ft (13.94 - 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

The property is to be offered on a leasehold basis with terms to be negotiated between interested parties.

### Business Rates

The Tenant will be responsible for the payment of business rates to the Local Authority. A guide is available from the agents upon request.

### 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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