



Ben Arran House, Wigwam Lane, Hucknall, Nottinghamshire NG15 7SZ

Offices

- ▶ **Easy access to J27 M1**
- ▶ **Competitive rent on offer**
- ▶ **Incentives available**
- ▶ **Modern suites from 95 - 216 sq ft (8.83 - 20.01 sq m)**

For enquiries and viewings please contact:



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Location

The subject premises are prominently located at the end of Wigwam Lane in Hucknall, one of the main commercial districts in the town. The area is of mixed use within close proximity to Hucknall town centre just circa 0.7 miles north west, providing ready access to retail and leisure amenities and excellent public transport links with Hucknall Railway station and dedicated NET Tram stop providing connections to Nottingham City Centre and surrounding conurbations.

Good road connections also serve the property with the A611 approximately 1.5 miles from the premises which in turn links to Junction 27 of the M1 motorway approximately 3.5 miles due west.

Description

The premises comprise a modern three storey high quality office building with secure car parking.

The office accommodation is accessed off an impressive communal entrance/reception area with an 8-person passenger lift and benefits from the following specification: -

- Suspended ceilings with inset Category II lighting
- Carpet covered floors
- Perimeter trunking
- Gas central heating
- Intercom system

There are associated WC's and shared kitchen facilities on each floor.

Extensive on site secure car parking is available on a first come, first served basis.

Accommodation

	Sq M	Sq Ft
Office A	11.2	121
Office B	8.8	95
Office E	9.8	105
Total	20.1	216

Measurements are quoted on a Net Internal Area basis, in accordance with the RICS Code of Measuring Practice, 6th Edition.

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. Alternative uses may be permitted, subject to obtaining any requisite consents. (This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

Tenure

The suites are available on new lease terms to be agreed.

Business Rates

From information taken from the Valuation Office Agency (VOA) website, the property is described as "Offices & Premises" and assessed as follows:-

Rateable Value Office A - £1,600 / Office B - £1,250 / Office E - £1,375

Rent

Rent upon application.

Service Charge

A service charge will be levied to cover a proportionate amount of the costs incurred by the landlord for external building repairs & maintenance, upkeep & maintenance of the common parts, buildings insurance etc. Passing level of service charge available from the agents.

VAT

VAT is not currently payable on the rent. The Landlord reserves the right to elect to charge VAT in the future.

All other sums quoted are exclusive of VAT if applicable.

EPC

The premises has an EPC assessment of D-86.

Viewings

By appointment with the sole agents.

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