



HUB37, 37 Gordon Road, West Bridgford, Nottingham NG2 5LQ

Serviced Offices

- ▶ **NIA: 57 - 824 sq ft (5.3 - 76.5 sq m)**
- ▶ **Fully refurbished modern office accommodation**
- ▶ **Within the heart of West Bridgford town centre**
- ▶ **Excellent transport links and 4 car parking spaces available**

For enquiries and viewings please contact:



Ross Whiting
07921 948501
rwhiting@innes-england.com

Location

The property is located in the highly affluent area of West Bridgford positioned on the corner of Gordon Road and Eltham Road, one of the main arterial routes running through West Bridgford. Gordon Road provides good access to West Bridgford town centre and benefits from a number of bus routes. The immediate vicinity is predominantly retail by nature with nearby occupiers including Marks & Spencers, Copper Cafe, Number 8 Deli, Iceland, Barclays Bank and Okende coffee shop.

Description

The property is a detached two storey building that has been recently refurbished to a high specification to provide serviced office accommodation with the following specification:

- LED panels
 - Carpets throughout
 - UPVC windows
 - Gas central heating
 - Intruder alarm
 - UV blinds and blackout blinds
 - Desk, chair, filing cabinets and drawers
 - Kitchenette and wc's
 - Boiling taps and bean to cup coffee machine within kitchenette
 - Bike store to rear
 - CCTV for externals of the building
 - Micro oven within the kitchenette
- Externally there is car parking for 4 vehicles.

Accommodation

| | Sq M | Sq Ft |
|-----------------|-------------|------------|
| Tudor Suite | 13.6 | 146 |
| Eltham Suite | 13.5 | 145 |
| Gordon Suite | 13.6 | 146 |
| Priory Suite | 18 | 194 |
| Davies Suite | 12.6 | 136 |
| Cambridge Suite | 5.3 | 57 |
| Total | 76.5 | 824 |

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second 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. The property may be suitable for alternative uses subject to the 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 property is available on traditional lease terms to be agreed by the parties, with a minimum term of 12 months.

Business Rates

From enquiries of the Valuation Office Agency (VOA) website, we understand the business rates are as follows:

- Tudor Suite: Rateable Value £1,200.00
- Eltham Suite: Rateable Value £tbc
- Gordon Suite: Rateable Value £1,500.00
- Priory Suite: Rateable Value £2,050.00
- Davies Suite: Rateable Value £1,425.00
- Cambridge Suite: Rateable Value £570

Some parties may benefit from small business rates relief meaning they are exempt from paying business rates in their entirety however all parties are advised to make their own enquiries of the Valuation Office Agency (VOA).

Rent

- Tudor Suite - £730 per month (£8,760 per annum)
- Eltham Suite - £710 per month (£8,520 per annum)
- Gordon Suite- £695 per month (£8,340 per annum)
- Priory Suite - £890 per month (£10,680 per annum)
- Davies Suite- £675 per month (£8,100 per annum)
- Cambridge Suite - £400 per month (£4,800 per annum)

The rent is inclusive of all utilities, each suite is centrally heated and thermostatically controlled individually, passive controlled LED lighting and keyless entry system in the entire building. Provided are unlimited hot beverages, coffee, tea and hot chocolate, use of fridge, use of private Meeting Hub, incoming mail handling, access and use of kitchen and kitchenette, unisex washrooms, filtered water, dedicated kitchen cupboard space, kitchens are fitted with microwave and convection oven, a name plate on front of building will be provided, lease line provides dedicated internet and individual suite by suite wireless network, suites are alarmed and secure, waste collection and disposal, communal area cleaning, offices are prewired for VoIP phone systems (handsets and use is chargeable at £22 per handset per month), access 7 days a week via fob entry.

Service Charge

Included within the rent.

VAT

VAT is applicable to the rent.

Legal Costs

Each party to bear their own legal costs.

EPC

The premises have an EPC assessment of D-86. Please note the property has undergone quite significant improvements since this EPC was carried out, therefore we would expect the rating to be reassessed to be considerably higher.



