

## Unit 1, 9 Cranbrook Street, Nottingham, NG1 1ER

£625 Per month

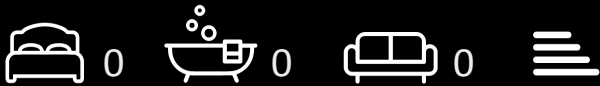
- NIA: 320 - 1,020 sq ft (29.73 - 94.76 sqm)
- City centre accommodation within walking distance of Hockley, providing a wealth of independent amenities
- Dedicated car parking for 2 vehicles
- Available on an inclusive basis as a whole or separately

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The property comprises of 2 offices which can be combined to be utilised by one occupier or two separate occupiers. Office 1 & 2 share an entry door off Cranbrook Street. Each suite benefits from the following specification:

- Access control entry
- LED lighting
- Comfort cooling & heating
- Carpets throughout
- Perimeter trunking
- Designated kitchenette
- Designated WC's

Externally Office 2 will benefit from a decking area as well as 2 car parking spaces.  
Show less



Council Tax Band:







## Directions

## Viewings

Viewings by arrangement only. Call 01157042554 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	