



2 Cross Street, Beeston,
Nottingham, NG9 2NX

£1,000 PCM

A MODERN TWO STOREY SELF
CONTAINED OFFICE SUITE
OFFERING APPROXIMATLEY
86.1SQM OF USEABLE SPACE.

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Currently offering two offices to the ground floor totaling approximately 40.1sqm with ground floor kitchen and staff toilets with two further offices to the first floor providing a further 42sqm of space. Situated in a purpose built modern office development with the benefit of two allocated car parking spaces.

Situated in this prime position within the town centre of Beeston, a bustling and much improved market town with fantastic transport links with the benefit of a train station with direct access to London St Pancras and Nottingham city, tram station, bus station and good road links being a short drive to the A52 linking Nottingham, Derby and Junction 25 of the M1 motorway.

Beeston has a busy commercial centre with a range of national independent retailers, a host of bars, restaurants, pubs, etc, as well as Sainsburys and Tesco supermarkets.

Available on a new lease subect to 28 days notice.

- ENTRANCE LOBBY
- Stairs to the first floor and access to Office One
- OFFICE ONE 18'11" x 12'9" (5.77 x 3.89)
- OFFICE TWO 16'4" x 13'5" (5 x 4.11)
- STAFF KITCHEN 5'9" x 5'2" (1.76 x 1.6)
- STAFF REST ROOM FACILITY
- Comprising wash hand basin, low flush WC
- FIRST FLOOR LANDING
- OFFICE THREE 18'11" x 12'8" (5.77 x 3.87)
- OFFICE FOUR 14'9" x 13'1" (4.5 x 4)
- COMMS CUPBOARD

- PARKING
- The unit has two allocated car parking spaces located in a rear courtyard.
- LEASE INFORMATION
- Rent is £12,000 per annum on a full repairing (FR) lease with the landlord re-charging for building insurance. The rent is subject to VAT.
- RATES
- Ratable value is £8400. This is not the amount payable but used to calculate business rates. For example, the current small business rate multiplier is 49.9p making the current rates payable £4196.60 per annum. As the ratable value is below£12000, it may be possible to apply for 100% small business rate relief. For more information, please contact Broxtowe Borough Council.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of area, volume, mass and any other data are approximate and no responsibility is taken for any error or omission in this statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The images, diagrams and information should be used as a guide only and not as a guarantee. Made with Metaphor 12/2021

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.