

## Former MOT centre available on flexible lease terms in a prime City Centre location

446.58m<sup>2</sup>  
(4,807ft<sup>2</sup>)

- Prominent location situated in central Nottingham
- Flexible terms available
- Excellent spot for passing trade
- Former MOT centre
- Suitable for a variety of uses (STP)



**TO LET**



Location



Gallery



Contact



## Location

The property is located prominently fronting onto Glasshouse Street directly opposite the Victoria Shopping Centre with access to the A60, one of Nottingham's main arterial roads in and out of the City Centre.

## Description

The property is a former MOT testing centre with a front yard car parking area leading into clear span warehouse space with additional trade counter and amenity space. The property benefits from the following specification and features:

- 10 marked car parking spaces
- 4 level loading roller shutter doors
- Glazed personnel entrance door
- Clear span warehouse space
- LED spotlighting
- Office and meeting rooms
- WC and welfare facilities
- Kitchen and break out space





## Floor Areas

From measurements taken on site, we understand the property has a Gross Internal Area (GIA) of:

**446.58m<sup>2</sup> (4,807ft<sup>2</sup>)**

(This information is given for guidance purposes only)

## EPC

A copy of the EPC is available upon request.

## Business Rates

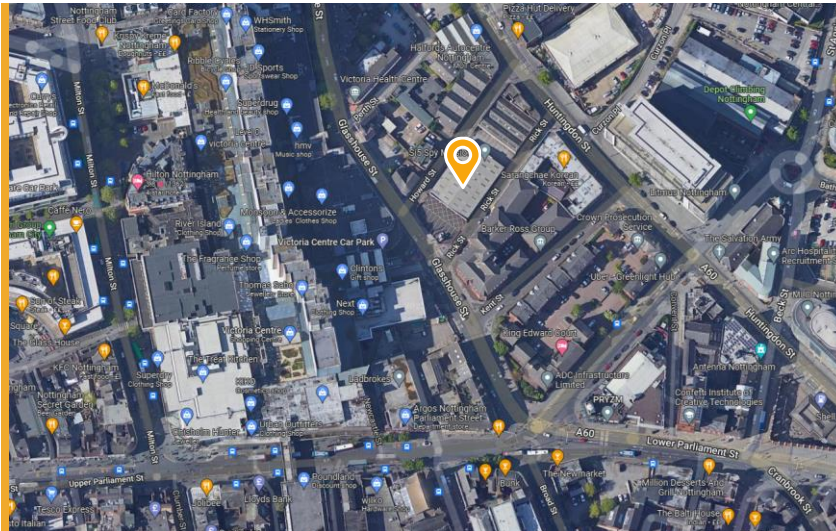
We understand from the Valuation Office Agency (VOA) website the following:

**Rateable Value: £31,500**

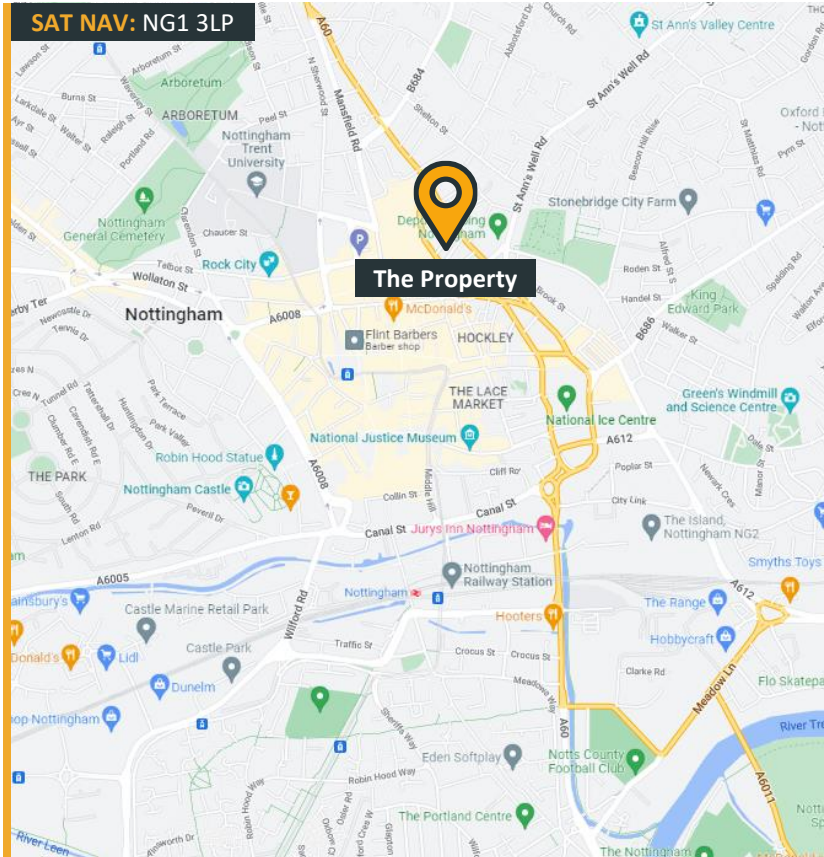
(This information is given for guidance purposes only)

## VAT

VAT is applicable on the rent due.







## Lease Terms

The property is available on a short term lease arrangement with full quoting terms available upon request.

## Rental

The property is available at a quoting rent of:

**£3,500 per calendar month**

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.