

Open plan office space, with one car parking space in Beeston Town Centre

First floor
102m² (1,098ft²)

- Open plan office space in heart of Beeston Town Centre
- Close proximity to Beeston tram stop
- One car parking space to the rear
- Internally fitted to a good standard with kitchen and AC
- Nearby operators include The Arc Cinema, Pure Gym, B&M and Specsavers
- Rent £12,500 per annum exclusive



TO LET



Location



Gallery



Contact

Location

The property is situated in the heart of the thriving market town of Beeston. Beeston is a busy suburb of Nottingham situated approximately 3 miles to the south-west of the city centre with a resident population of 37,000. The town is served by a direct link to Nottingham city centre via the NET Tram system which is 100 yards away from the unit. Beeston is home to Nottingham University as well as Boots headquarters making it a vibrant location with a mix of families, professionals and students.

The property occupies a central location in Beeston Square which is a popular mixed-use scheme. It sits on the front facing onto The Square. Nearby operators in the vicinity include the 8 screen Arc Cinema, Pure Gym, B&M, Specsavers, and Beeston Social.

The Property

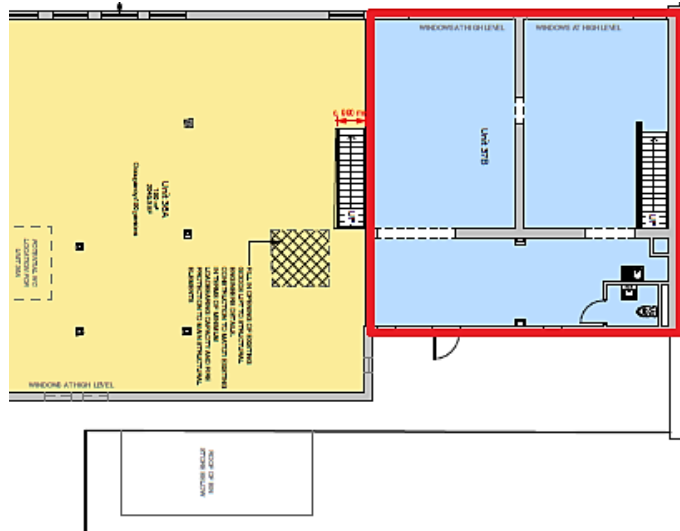
The available office space is situated on the first floor and refurbished to a high standard. The office is predominantly open plan in configuration and its specification includes LED lighting, air conditioning, kitchen and WC.

The office accommodation is accessed from the secure service yard via its own self-contained front door entrance and has one dedicated car parking space in the service yard.

Accommodation

The property provides the following approximate areas:-

Description	m ²	ft ²
First floor office	102	1,098





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Rent

The property is available as a whole at a quoting rent of:-

£12,500 per annum

Lease Terms

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

Planning

The property falls within **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre and gym.

This information is for guidance only and all parties should check themselves with the local planning authority.

EPC

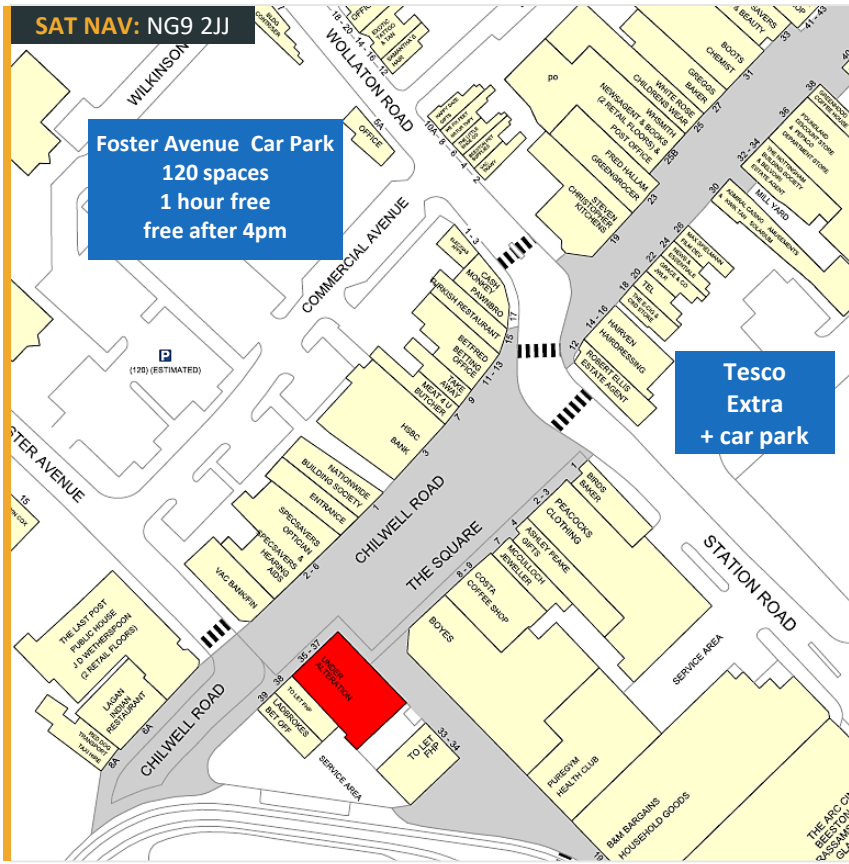
C 52 - a copy of the EPC is available on request.

Service Charge

A service charge is payable, the current estimate is £860 per annum.

VAT

VAT is applicable at the prevailing rate.



Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Rateable Value (2023): £7,500

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until 31/03/2025 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

Legal Costs

Each party will bear their own legal costs incurred.

Further Information

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

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