

Good quality self contained offices, situated within a prominent position with parking

69m²
(747ft²)

- Highly prominent location in an affluent South Nottingham Village
- Excellent nearby transport links
- Fitted out meeting rooms and open plan layout
- 4 designated car parking spaces
- Prominent position on Grantham Road – A52
- Immediately available



TO LET



Location



Gallery



Video



Contact



Location

The property is situated just off Grantham Road with a prominent frontage, benefitting from a prominent frontage to the A52. The property is situated south of Nottingham within close proximity to Radcliffe on Trent, Bingham as well as benefitting from direct access to Nottingham via the A60.

Grantham Road benefits from good transport links with the Trent Barton buses providing efficient transport to Nottingham, with nearby Train Stations at both Radcliffe on Trent and Bingham, feeding straight to Nottingham City Centre and further west.

Description

The property benefits from a self contained office with main road prominence of ground floor office accommodation. The property benefits from the below specification:-

- 4 designated car parking spaces
- Kitchenette and WC facilities
- Signage available
- Gas central fire heating system
- LED lighting throughout
- Partitioning incorporating two meeting rooms
- Majority open plan layout
- Trunking throughout providing data cabling





Floor Areas

The property has the following net internal area (NIA):-

69m² (747ft²)

(This information is given for guidance purposes only)

Business Rates

From enquiries with the Valuation Office website, we understand the following:

Rating Authority: Rushcliffe Borough Council

Rateable Value: £7,500

(This information is given for guidance purposes only and prospective tenants should make their own enquiries with the relevant local authority)

EPC

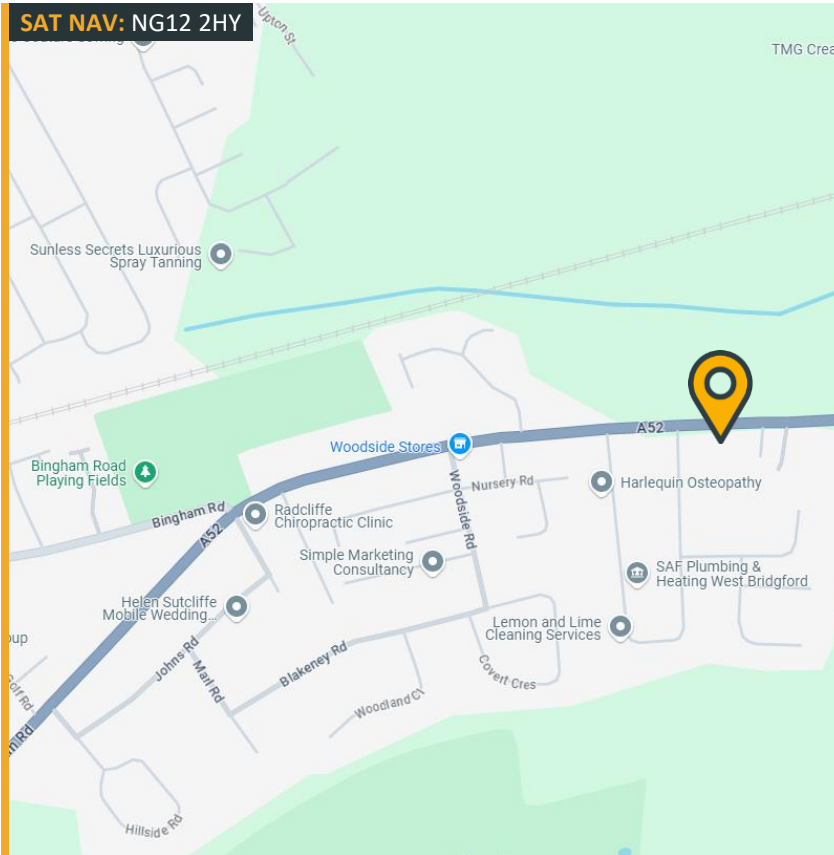
The property has an EPC rating of C-60, which is valid until April 2028.

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.



SAT NAV: NG12 2HY



Rent

A new lease is available by negotiation at a rental of:-

£12,000 per annum

VAT

We understand that VAT is applicable on the rent at the prevailing rate.

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.