TO LET From £4,163 Plus VAT Per Annum

Range of Office Suites, 100 Nuthall Road, Nottingham, NG8 5AB

- Range of Office Suites
- LED Lighting
- Flexible Terms
- On-Site CCTV System
- Established Commercial Location
- Parking Available
- Good Transport Links
- 181 sq ft - 282 sq ft Available

Wellington House
Wellington Circus
Nottingham
NG1 5AL

0115 784 3525

www.commerciallist.co.uk

Commercial List

LOCATION
The property is located in the Whitemoor area of Nottingham approximately 2 miles north west of The City Centre and benefits from good transport links with the M1, A6514, A52 and A610 close by. The wider area is of mixed use comprising a variety of residential, shops, commercial units and eateries.

Nottingham is a vibrant city in the East Midlands located approximately 110 miles north of London, 33 miles south of Sheffield and 45 miles north-east of Birmingham.

DESCRIPTION
This demise comprises two office suites across the ground and first floors with shared kitchen and W.C facilities. The suites are accessed via a ground floor shared lobby and benefits from the following features;

- Carpeted floors
- LED lighting
- Parking
- Large windows providing plenty of natural light

Please note that the site has the following operating hours;

Monday to Friday / 8am-6pm
Saturday / 9am-5pm
Sunday / 10am-3pm

ACCOMMODATION
We have been informed that the approximate net internal floor areas are as follows;

Unit 2 (First floor) - 26.19 sq m (282 sq ft)
Unit 3 (Ground floor) - 16.81 sq m (181 sq ft)

SERVICES
We understand that mains electricity, water, gas and drainage are connected. None of the heating systems or any other plant and equipment have been tested by Commercial List and prospective lessees must rely on their own investigations as to their existence and condition.

BUSINESS RATES
From enquiries made through the Valuation Office website, we understand that the following rateable values apply;

Unit 2 - £1,375
Unit 3 - £1,100

The suites should be eligible for small business rates relief. However, interested parties should make their own enquiries as to the amount of rates payable.

TERMS
The office suites are available TO LET on a new internal repairing and insuring lease for a term to be negotiated at an asking rent from £4,163 plus VAT per annum.

EPC
Energy rating: E

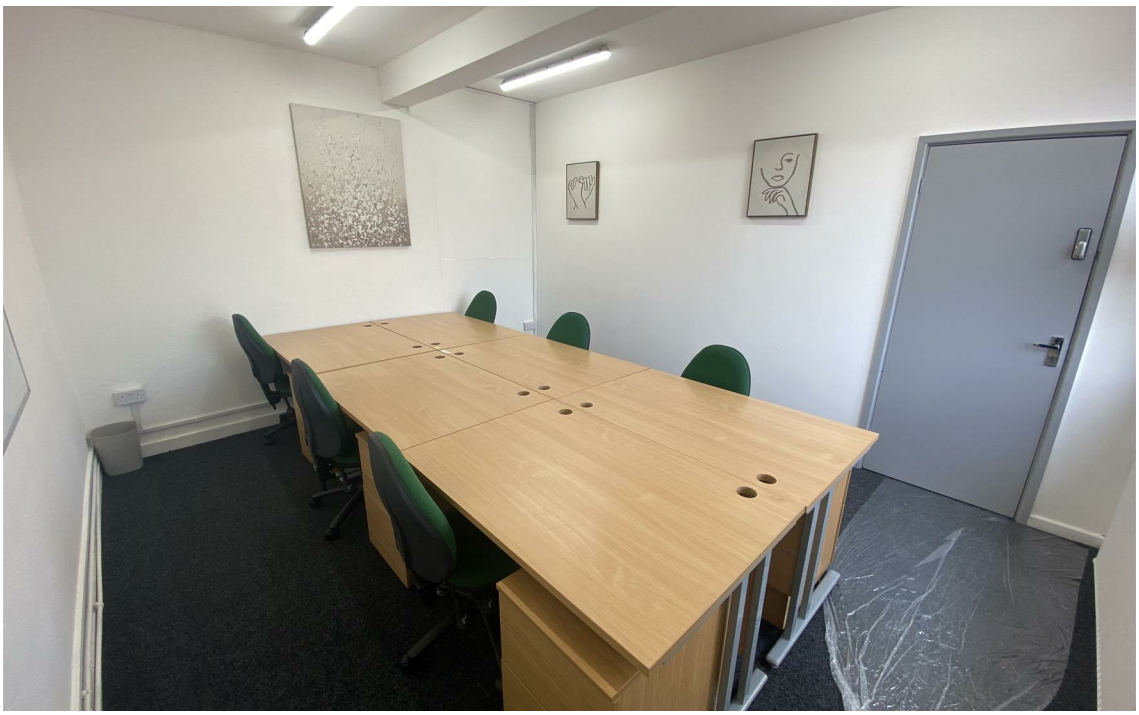
VAT
We understand that VAT will be charged on the rent.

LEGAL COSTS
Each party to pay their own legal costs incurred.

VIEWING
For an appointment to view or further information please contact;

Commercial List
e: enquiries@commerciallist.co.uk t: 0115 784 3525

AGENT NOTES
Please note, by submitting an enquiry regarding this property you agree that we may send your details to the freeholder / landlord / managing agent of this property so they may contact you in order to answer any questions or arrange a convenient viewing time. Furthermore, these Particulars are believed to be correct, but their accuracy cannot be guaranteed, and they do not constitute an offer or a contract.



IMPORTANT NOTICE – Commercial List for themselves and the Vendors or Lessors of this property whose agents they are given notice that:
1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given by the vendor or lessor in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Commercial List has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Commercial List, nor enter into any contract on behalf of the vendor.
4. We have not carried out a structural survey and any fittings, appliances and services mentioned have not been tested. All photographs and floorplans are given as a guide only and should not be relied upon for the purchase of any furnishings.
5. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

PLEASE NOTE: by submitting an enquiry regarding this property you agree that we may send your details to the landlord of this property so they may contact you in order to answer any questions if necessary, or arrange a convenient viewing time.