



este+
MEDICAL GROUP

Balance:
Wealth Planning

WEST BRIDGFORD OFFICE MARKET CONTINUES TO STRENGTHEN

FHP Property Consultants acting on behalf of clients are delighted to announce two office lettings in West Bridgford.

86 Melton Road has been let to Este Medical Group Ltd, one of the UK's leading skin and hair specialists offering healthcare and cosmetic treatments. The prominent, self-contained property has recently undergone a transformational refurbishment by its new owner and extends to over 1,700 square feet and will add to their growing portfolio of clinics in Birmingham, Leeds, London and Istanbul.

Sam Cinkir, of Este Medical Group Ltd commented;

"We are delighted to be opening in Nottingham to service the many clients from the East Midlands who already travel to our clinic in Birmingham. This was an obvious move for our company and one we are extremely excited about."

Suite I, The Point has been snapped up by Balance: Wealth Planning Ltd, an award winning financial planning experts who have been based in the area for a number of years. Forming part of this prominent and striking building, this modern office suite extends to circa 1,400 square feet with the added benefit of an outside terrace area.

Rebecca Aldridge, of Balance: Wealth Planning Ltd commented;

"We are so pleased to have found our home here at The Point. Now that we've made it our own, the bright and airy space means we have a very peaceful working environment. Our team have settled in already and our clients have all enjoyed their planning discussions with us as they take in the beautiful view of the suspension bridge over the River Trent."

Both deals achieved rents of circa £16 per square foot, demonstrating an increase in rental values in the area, with previous lettings of this nature up until only recently generally achieving a ceiling of £15 per square foot – a percentage increase of just over 6%.

Thomas Szymkiw, of FHP's Office Agency Team generally puts this down to both a high demand and a lack of supply in the area;

"West Bridgford is of course well known as one of Nottingham's premier residential locations and most affluent suburbs, however increasingly we are seeing office occupiers also favouring the area over the more traditional office locations such as the City Centre and out of town Business Parks. The offices in the area tend to come with better parking provisions, have good transport links and are close to fantastic retail and leisure offerings - all which seem to be deciding factors for occupiers when choosing West Bridgford as the right location for their business".

FHP are currently instructed to market two other offices in West Bridgford and would be delighted to hear from anyone else who may also be interested in securing a new office the area;

The Coach House, North Road – a quaint self-contained period office building measuring just under 1,000 square feet with car parking to the front for up to 5 vehicles.

Suite H, The Point – a sister suite to Suite I, this stunning office extends to circa 3,700 square feet and offers fantastic views over West Bridgford with under croft secure parking.

For further information on either of these lettings, or to discuss any of your property requirements in further detail please do not hesitate to contact Thomas Szymkiw on 0115 841 1159 or thomas@fhp.co.uk.

Thomas Szymkiw
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