
Ground Floor Office | Media House

Padge Road | Beeston | Nottingham | NG9 2RS

Ground Floor Office Suite with Excellent on Site Car Parking

450.57m² (4,850ft²)



- Situated within Media House
- Next to Royal Mail Delivery Office
- Close to city centre & J25 of M1 Motorway
- Excellent internal specification
- Communal reception, shower & WC facilities
- 22 allocated car parking spaces



To Let



Location

The premises are situated on Padge Road in Beeston, next-door to the Royal Mail Delivery office. This is an established business location close to Queens Road which provides access to the A52 and Junction 25 of the M1 Motorway.

Beeston town centre is also in close proximity, which benefits from excellent transport links to Nottingham and the University of Nottingham via the recently improved Tram Network.

Planning

We understand the property has consent for Use as B1 offices.

The Property

The office suite available is situated within the Media House building. The space is accessed via a communal reception area and the specification includes:

- Open plan space
 - Communal reception, shower & WC facilities
 - Ceiling cassette heating and cooling
 - LED lighting
 - Suspended ceilings
 - Perimeter trunking
 - Category 5 cabling
 - Glass partitioned meeting rooms
 - Security shutters
 - 22 allocated car parking spaces
 - CCTV
 - Fibre internet Line
 - Intruder alarm
 - Intercom system
 - Bike store and shower facility
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450.57m² (4,850ft²)



Accommodation

From measurements taken on site we understand the property has the following Net Internal Area:

450.57m² (4,850ft²)

(This information is given for guidance purposes only)

Car Parking

The office suite benefits from 22 allocated on-site car parking spaces. Parking plan available upon request.

EPC

EPC Rating of D-86.

VAT

We understand that VAT will be payable upon rent and service charge due.

Lease Terms

The offices suite is available immediately by way of a new lease and we are currently quoting:

£70,000 per annum exclusive

Business Rates

From enquires of the Local Authority we understand the following:

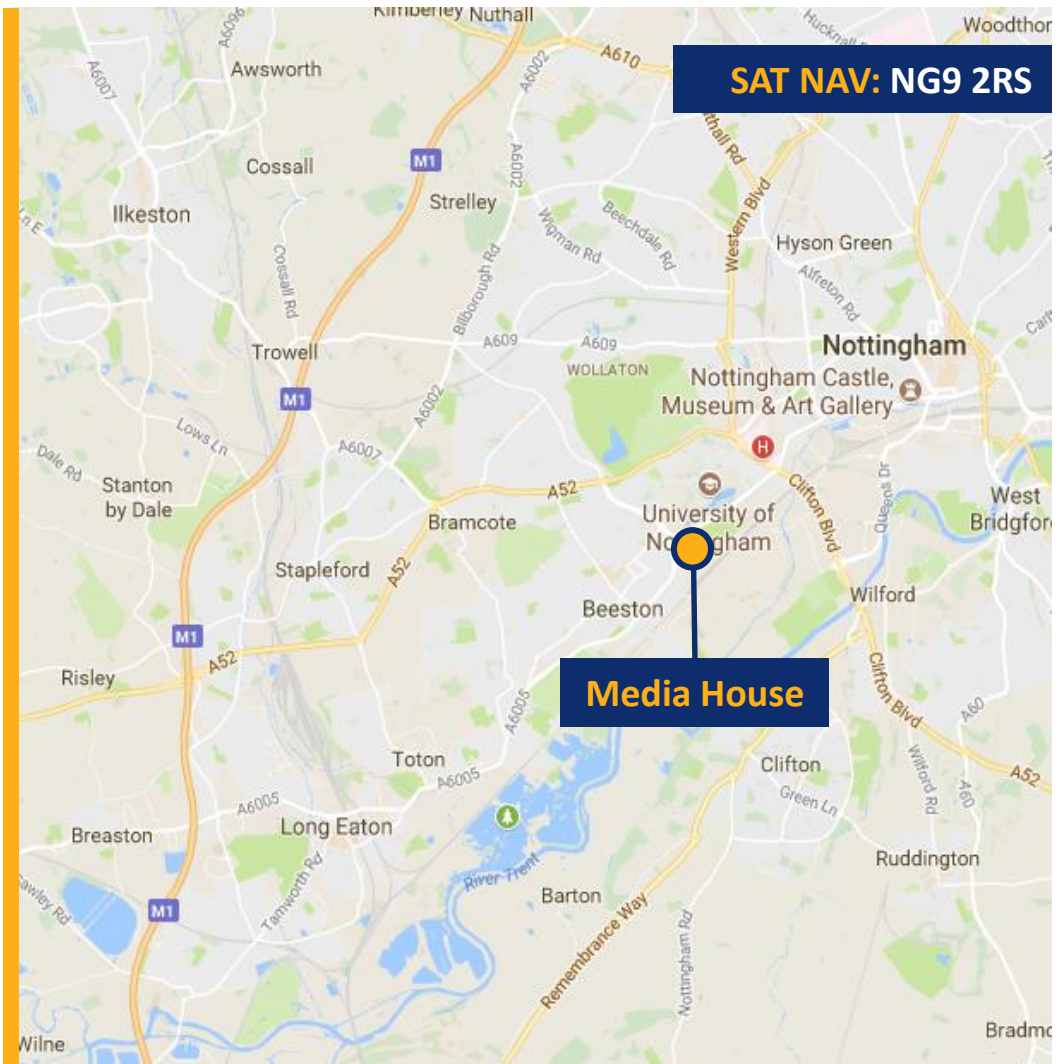
Rateable Value: £46,250

(This information is given for guidance purposes only)

Service Charge & Insurance

A service charge will be levied to cover the maintenance costs of the parts of the building and site used in common. A guide figure is available from the agents.

The buildings insurance premium attributable to the space is circa £1,750 per annum.



For further information or to arrange to view please contact:

Anthony Barrowcliffe

T: 0115 841 1148

M: 07557 972 008

E: anthony@fhp.co.uk

Mark Tomlinson

T: 0115 841 1134

M: 07917576254

E: mark@fhp.co.uk



Fisher Hargreaves Proctor Ltd. 10 Oxford Street, Nottingham, NG1 5BG

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