

## Rare opportunity to rent a self-contained office premises in West Bridgford with parking

Unit 2 –  
210m<sup>2</sup> (2,265ft<sup>2</sup>)

- Quality open plan accommodation
- Available to purchase to 'shell specification' – ready for occupier fit out
- On-site car parking
- Excellent natural light throughout
- Fantastic road and public transport links



**TO LET**



Location



Gallery



Video



Contact



## Location

The Waterside Offices are situated on the banks of the River Trent in the affluent suburb of West Bridgford, which is approximately one mile south of Nottingham city centre.

The development is accessed off Pavilion Road through its own gated, self-contained car park. West Bridgford town centre is only a short walk away and home to a range of shops, bars and restaurants and its proximity to the river provides ample opportunity for exercise with walking, running and cycle routes along the riverbank.

## Description

The offices are located at ground floor level within this stunning development of luxury apartments and penthouses with retail, showroom and office accommodation incorporated on the lower levels. The units offer self contained “own front door” units fitted to a shell specification - ready for an occupier fit out.

Each unit benefits from 3 designated car parking spaces.





## Floor Areas

We understand the units have the following Gross Internal Areas (GIA):

Unit	M <sup>2</sup>	Ft <sup>2</sup>
1	LET	
2	210	2,265

(This information is given for guidance purposes only)

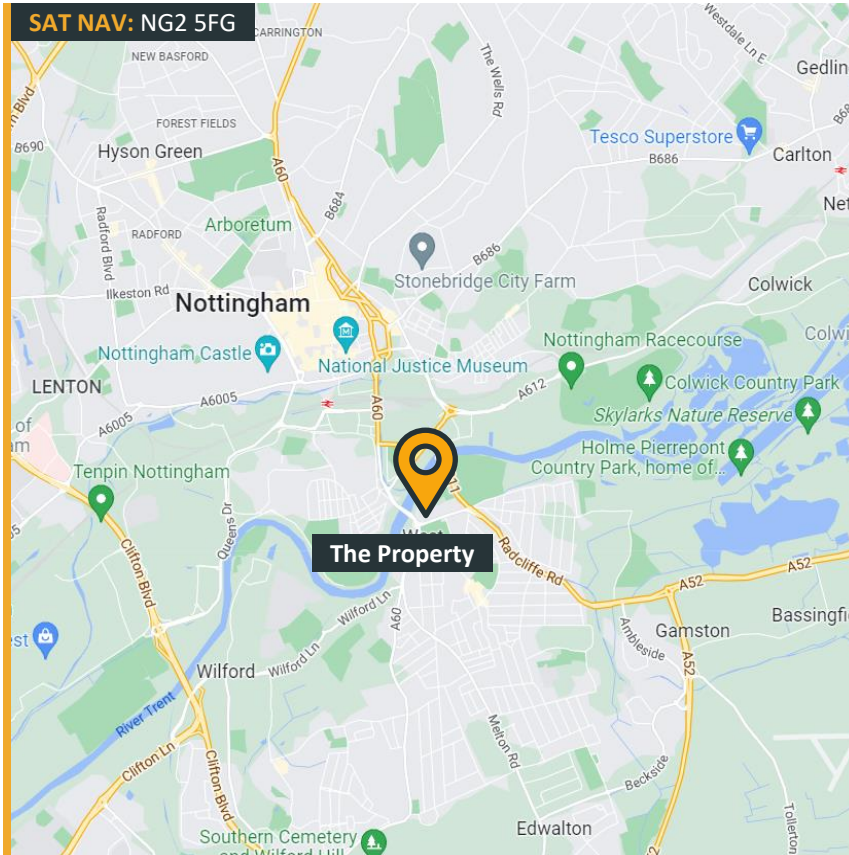
## Price/Rent

The units are available to purchase or rent and we are quoting:

Unit	Rent
1	LET
2	£37,500 per annum

## Business Rates

Business Rates will be assessed upon occupation.



## Service Charge

The approximate service charge is circa £1.25 per sq ft.

## VAT

VAT is applicable on the rent and service charge due at the standard rate.

## EPC

Energy performance certificates will be available upon request.

## Further Information

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

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