

Self contained offices with excellent on-site car parking and access to the M1 Motorway

86m²
(925ft²)

- Fully refurbished self contained offices
- Units can be combined via a connecting door or separated
- Kitchen and WC facilities
- Excellent car parking/potential overflow facility
- Situated 3 miles from the M1 Motorway



TO LET



Location



Gallery



Contact

Location

Situated in south Nottinghamshire with easy access via the A453 to Junction 24 of the M1 Motorway and Nottingham to the north, in addition to ease of access to the south to Loughborough and further afield Leicestershire and Derbyshire. Close to the new LDO development at the Radcliffe-on-Soar Power Station Site which will be soon connected by the HS2 railway network. The business location is a prime position for businesses with good transport links from East Midlands Airport and East Midlands Parkway Railway Station together with the local road network.

Description

Highly attractive south facing barn conversion offices with good parking in an attractive rural setting with superb transport links. The specification includes:

- Kitchen and WC facilities
- Oil fired central heating
- Double glazed windows
- LED strip lighting
- Cat 6 network cabling
- Fire and security alarm
- 2 electric car charging points





Floor Areas

Floor	m ²	ft ²
Unit 4	86	925

(This information is given for guidance purposes only)

Car Parking

The offices benefit from excellent on-site car parking with the option of an overflow facility if required.

Rent

The property is available at a quoting rent of:

£12,500 per annum

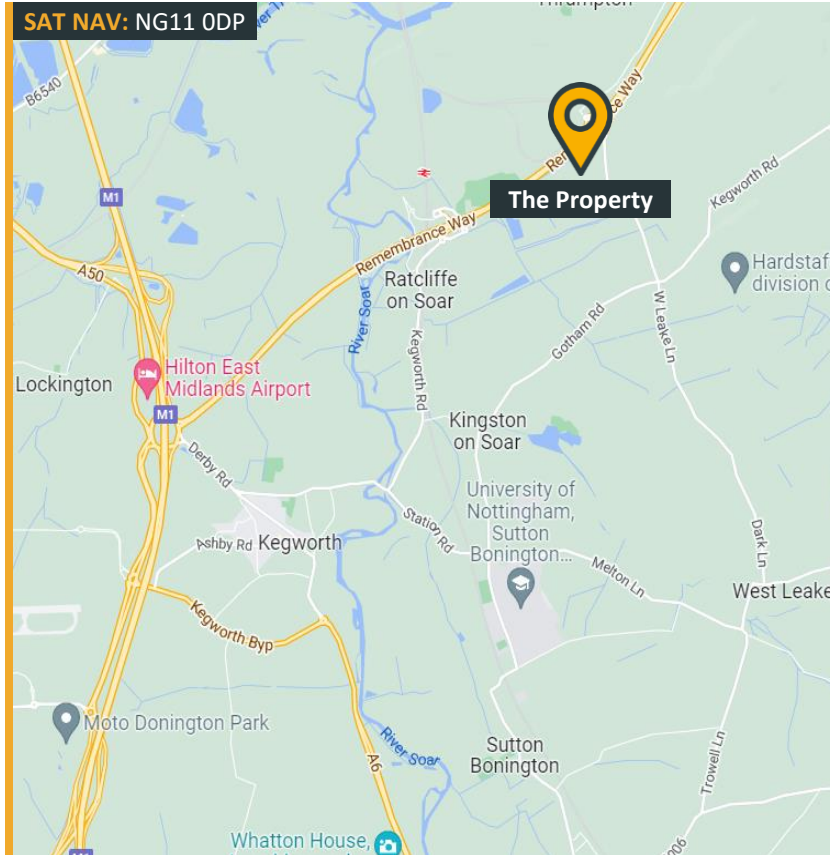
Business Rates

From enquiries of the VOA website we understand the following:

Rateable Value: £5,100

The offices would be applicable for small business rates relief.

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries of the Local Authority)



EPC

The property has an EPC rating of D91.

VAT

We understand that VAT is NOT applicable to the rent due.

Further Information

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

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