

Modern ground floor office suite with parking available within easy reach of Nottingham and A52 Ring Road

270m²
(2,911ft²)

- Incentives for refurbishment works available
- LED lighting and air conditioning system
- Designated car parking for 11 vehicles
- Close to Nottingham City Centre
- Easy access to A52 Ring Road, A453 and J24 of the M1



TO LET



Location



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Location

The property is located on Bull Close Road, within a well-established commercial location situated circa 3 miles west of Nottingham city centre.

Vehicular access to the property is fantastic, with the A52 Ring Road, A453 and Junction 24 of the M1 Motorway within easy reach and public transport links aplenty, with a Park & Ride facility close by - providing regular bus services into the city centre and beyond.

Description

The property comprises the part ground floor of The Lookout, a modern purpose-built office premises. The specification includes:

- Open plan floor plate
- Raised floors with power and data
- Suspended ceilings with inset LED lighting throughout
- Air conditioning system
- Kitchen facilities
- Sever room
- Communal W.C. and shower facilities
- 11 designated car parking spaces within the rear car park
- Incentives for refurbishment works available





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Floor Areas

From measurements taken on site, we calculate the suite has the following Net Internal Area (NIA):

270m² (2,911ft²)

(This information is given for guidance purposes only)

Rent

The suite is available on a sub-lease basis at the following quoting rent:

**£32,000 per annum exclusive
(Thirty-two thousand pounds)**

Business Rates

From enquiries of the Valuation Office Agency website, we understand the following:

Rateable Value from 1 April 2023: £26,250

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

EPC

The EPC Rating for the property is TBC.





Location



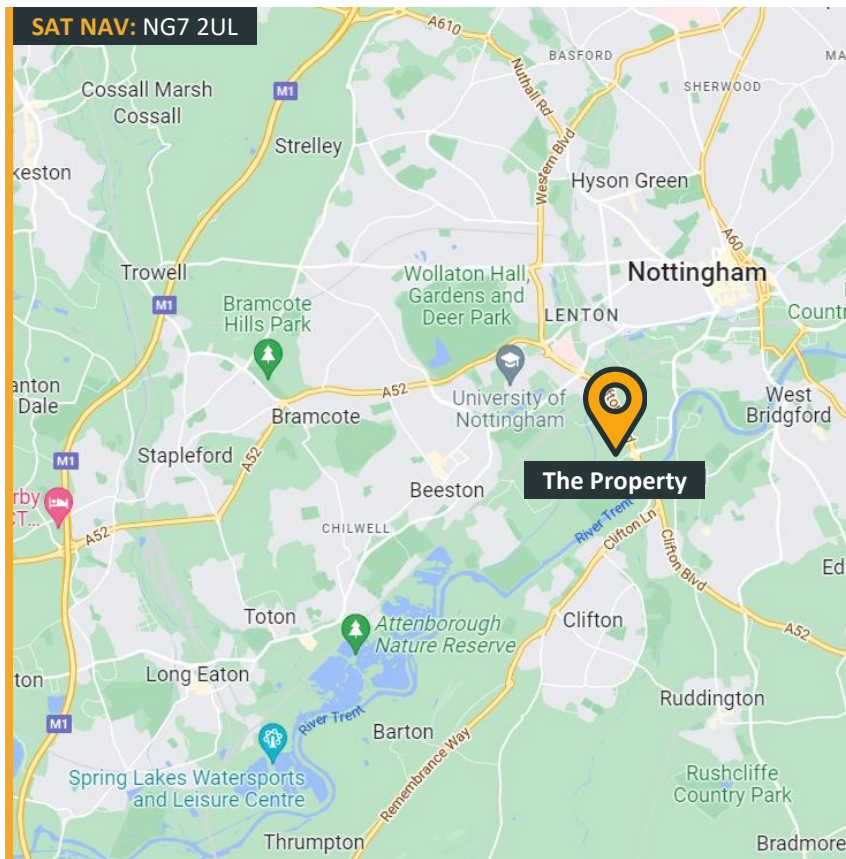
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Service Charge

A service charge will be levied to cover the maintenance and upkeep of the external common areas. Guide figures are available by way of the agent.

VAT

We understand that VAT will be payable at the standard rate upon the rent and service charge 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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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.