

Suite 202 | Bridlesmith House | Bridlesmith Gate | Nottingham | NG1 2GQ

Fully refurbished open plan office suite available in the heart of Nottingham City Centre

126m²
(1,357ft²)

- Fully refurbished providing exposed features throughout
- Bright, modern and flexible working environment
- Located in the heart of the City Centre close by to Marks & Spencer, Café Nero, Flannels and Picolinos
- Easily accessible by public transport/NET tram



TO LET



Location



Gallery



Video



Contact



Location

Bridlesmith House is situated just off Bridlesmith Gate, one of the main retail thoroughfares in Nottingham City Centre. The property is located within easy reach of the Market Square tram stop and additionally Nottingham train station with a plethora of shops, bars and restaurants on its doorstep.

Description

The property comprises an attractive period multi-occupied office building. The suite has been recently refurbished and has the following specification:

- Fully redecorated throughout
- Open plan floor plates
- Stripped back with exposed services
- New kitchen facility
- LED lighting
- Heating/comfort cooling system
- Communal lift access
- Communal WC facilities
- Original period windows
- Attractive views over Nottingham





Floor Areas

From measurements undertaken at the property we calculate the suite has the following Net Internal Area:

126m² (1,357ft²)

(This information is given for guidance purposes only)

Business Rates

From enquiries with the Local Authority we understand that both suites are under the same assessment as follows:

Rateable Value from 1 April 2023: £14,250

(This information is given for guidance purposes only)

EPC

A copy of the EPC is available upon request from the agent.

Service Charge

A service charge will be levied for the upkeep and maintenance of the internal communal areas and external fabric of the building. Guide figures are available from the agents.



Rent

The property is available on a new lease at a quoting rent of:

£24,000 per annum
(Twenty-Four Thousand pounds)

VAT

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

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.