

9 & 9a The Square | Keyworth | Nottinghamshire | NG12 5JT

## Great quality first floor office suite available in Keyworth Town Centre

**122m<sup>2</sup>**  
(1,313ft<sup>2</sup>)

- Prominent town centre location in Keyworth
- An attractive office suite providing separate meeting rooms
- Two designated car parking spaces available with additional on street parking
- Self contained entrance
- Flexible terms and short term arrangements available via negotiations



**TO LET**



Location



Gallery



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Location



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## Location

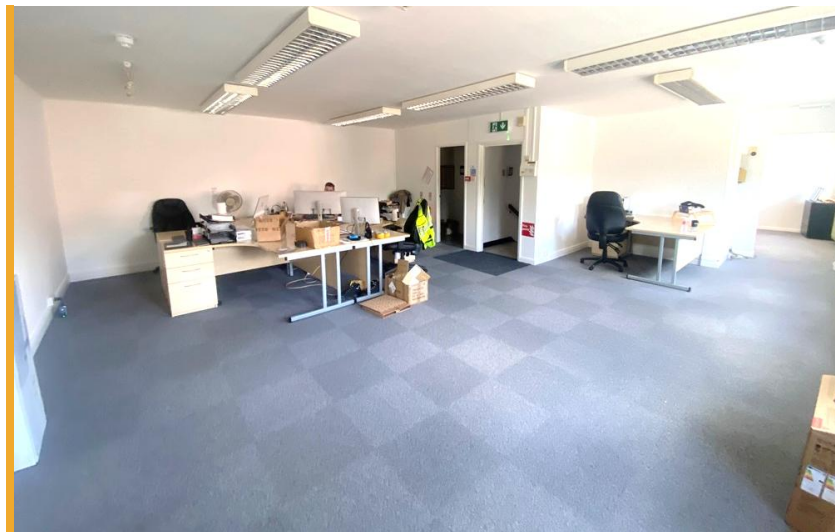
The property is in a prominent location at 9 The Square in the heart of Keyworth Town Centre. The locality is well served by amenities including bars, restaurants, cafes and shops.

The property is very accessible on public transportation by way of bus routes and also benefits from good access to the A52, A606 and A46, allowing easy reach to the southern Nottinghamshire towns and villages.

## Description

The property provides an attractive self contained first floor office unit that is accessible through the front of the building and benefits from the following specification:

- Self contained entrance
- Partitioning providing separate waiting rooms
- Suspended ceilings with Cat 2 lighting
- Carpet tiles throughout
- Electric heaters
- Two designated car parking spaces
- Kitchen and WC facilities





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## Floor Areas

We understand the suite has the following floor areas:

Floor	m <sup>2</sup>	ft <sup>2</sup>
First floor	122	1,313

(This information is given for guidance purposes only)

## Lease

The office suite is available on a sub lease or assignment with circa 3 years left on the current lease.

## Rent

The office is available at a quoting rent of:

**£12,500 per annum**  
**(Twelve thousand five hundred pounds)**

## VAT

We understand that VAT is applicable on the rent at the prevailing rate.



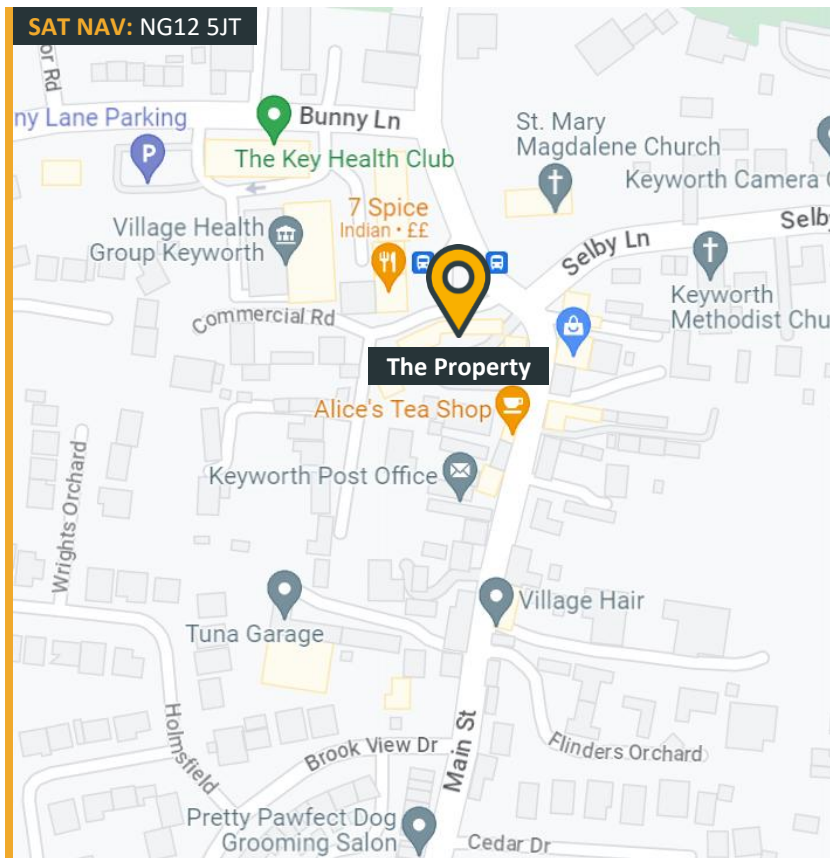
Location



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## Business Rates

Guide figures are available upon request from the agents

(This information is given for guidance purposes only and prospective tenants should make their own enquiries with the relevant local authority)

## EPC

The EPC rating is available from the agents.

## 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.