

Suite 401 | Bridlesmith House | Bridlesmith Gate | Nottingham | NG1 2GQ

## High quality refurbished open plan office suite on prestigious Bridlesmith Gate

223m<sup>2</sup>  
(2,401ft<sup>2</sup>)

- Fully refurbished office suite, finished to a high quality specification
- Newly upgraded communal areas, providing a professional and welcoming environment
- Bright, open plan workspace, comfortably accommodating up to 26 desks
- Directly opposite The Ivy and surrounded by leading restaurants, cafes and bars, including Baresca, Tap House, Public & Plants, and Caffe Nero
- Excellent city centre connectivity with NET tram, bus stops and Nottingham Train Station all within walking distance
- Available immediately for occupation



INCENTIVES  
& FLEXIBLE TERMS  
AVAILABLE

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.

The property benefits from being within walking distance from amenities such as Picolino, M&S, Caff  Nero, Cosy Club and YO! Sushi.

## Description

The property comprises an attractive period multi-occupied office building. The suite has been refurbished to a high standard and offers the following specification:

- Fully redecorated throughout
- Open plan floor plates
- Stripped back with exposed services
- Newly installed kitchenette
- LED lighting
- Heating/comfort cooling system
- Communal lift access
- Communal WC facilities
- Original period windows/features throughout
- Attractive views over Nottingham City Centre





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## Floor Areas

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

**223m<sup>2</sup> (2,401ft<sup>2</sup>)**

(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

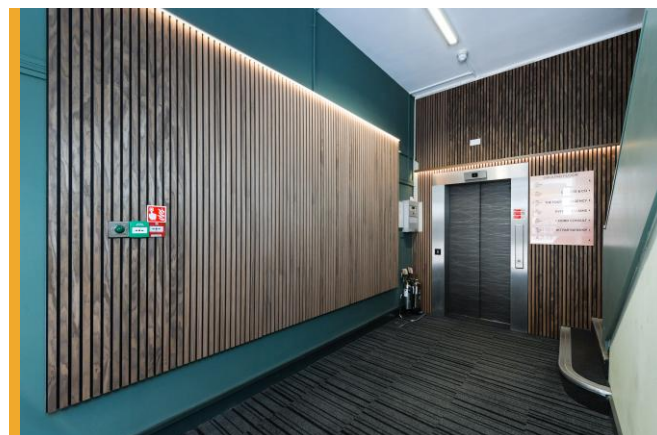
A copy of the EPC is available upon request from the agent.

## Service Charge

The current service charge runs at £8,368 per annum plus VAT. A full service charge breakdown can be provided by way of agent.



## Recently Refurbished Communal Areas





## Rent

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

**£39,500 per annum**  
(Thirty-nine thousand five hundred 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:-

### Guy Mills

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### Amy Howard

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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.