

First Floor | 20 Central Avenue | West Bridgford | Nottingham | NG2 5GR

Self-contained first floor offices in a prominent position on West Bridgford's High Street

143m²
(1,534ft²)

- Open plan office space with fitted out meeting room
- Excellent natural light throughout
- Prime location within West Bridgford Town Centre
- Nearby occupiers include Portello Lounge, M&S, 200 Degrees Coffee, Caffè Nero, amongst others
- Suitable for a variety of uses (STP)



TO LET



Location



Gallery



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Location

The property is located on Central Avenue, positioned within West Bridgford Town Centre and has excellent prominence. The office benefits from being in close vicinity to a plethora of amenities including bars, restaurants, shops and cafes, with good transport links, nearby bus routes and good car parking facilities.

There is direct access to Loughborough Road (A60), one of Nottingham's main arterial routes into the City Centre, as well as the A453, providing a direct link to Junction 24 of the M1 motorway.

Description

The property comprises a self-contained first floor office suite which is suitable for a variety of uses (STP) and benefits from the following specification:

- Open plan office space
- Fitted out meeting room
- Prominent location
- Carpet tiles throughout
- Cat 2 lighting
- Kitchenette
- WC facilities





Accommodation

We understand that the first floor office has the following Net Internal Area (NIA):

143m² (1,534ft²)

(This information is given for guidance purposes only)

EPC

The suite has an EPC rating of **D-77**.

Rateable Value

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

Rating Authority: Rushcliffe Borough Council

Rateable Value: £17,750

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries of Rushcliffe Borough Council.)

Service Charge

A service charge is payable in respect of the upkeep and maintenance of the exterior and common parts of the building.



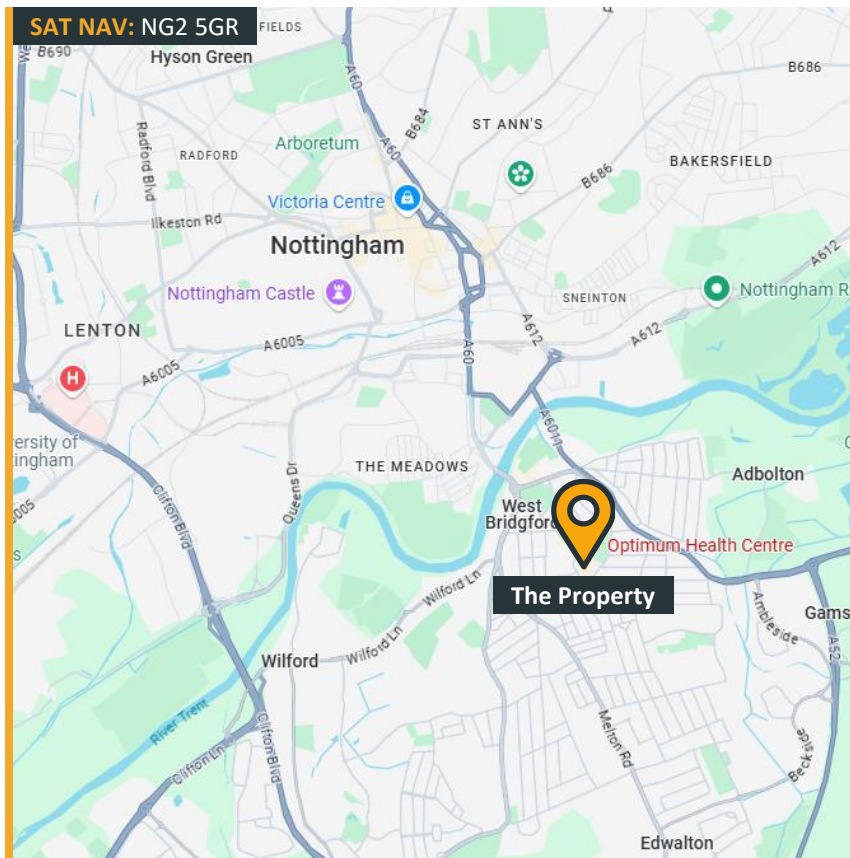
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Rent

The property is available on a new lease for a term of years to be agreed and we are quoting a rent of:

£20,000 per annum
(Twenty thousand pounds)

VAT

It is understood that VAT applies to both the rent 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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