

John Folman Business Centre | 33 Hungerhill Road | Nottingham | NG3 4NB

Serviced office suites available at competitive rents with flexible terms available

12m² - 54m²
(131ft² - 585ft²)

- Well presented office suites with excellent floor to ceiling heights
- Starting rent from as little as £190pcm
- 24/7 access with secure intercom entry system and CCTV surrounding the premises
- Range of sizes available to cater all needs
- Close to the B684 which provides further access to the A60, one of Nottingham's main arterial routes to Nottingham City Centre and surrounds



TO LET



Location



Gallery



Contact





Location



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Location

John Folman Business Centre is situated within St Anns, northeast of Nottingham City Centre. The property lies just off Woodborough Road, known as the B684 providing direct access to the A60, one of Nottingham's main arterial routes leading to both the south and north. The property benefits from nearby transport links to include local bus routes with a plethora of amenities nearby including shops and nearby restaurants.

Description

The property comprises a multi-occupied office building with a range of different sized suites available situated across three floors of office accommodation. The property benefits from the following specification:

- Broadband internet
- Suites available as fully fitted / specific desks & chairs
- Gas fired central heating system
- Disabled facilities throughout (DDA compliant)
- Security system in place with intercom system
- CCTV surround the property and 24/7 access
- WC and kitchen facilities within break out area
- Secure parking on site
- Cat 2 lighting throughout
- Mixture of carpets and vinyl floor finishes throughout
- Lift access
- Building Management team





Location



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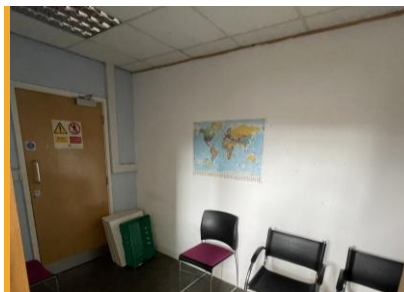
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Floor Areas

Description	M ²	Ft ²
Room 0	37	400
Room 6	21	227
Room 9	40	427
Room 10	40	427
Room 11	54	585
Room 12	21	230
Room 13A	12	131
Room 14	22	233

(The suites have been measured on a Net Internal basis NIA, This information is given for guidance purposes)



Rent & Lease Terms

The property is available on a new lease with **flexible terms** available at a quoting rent of:

£17.50 per sq ft (all inclusive)

Please note the rent is exclusive of electricity and broadband. The rent covers all rental, service charge, insurance and specific utilities within the demised space.



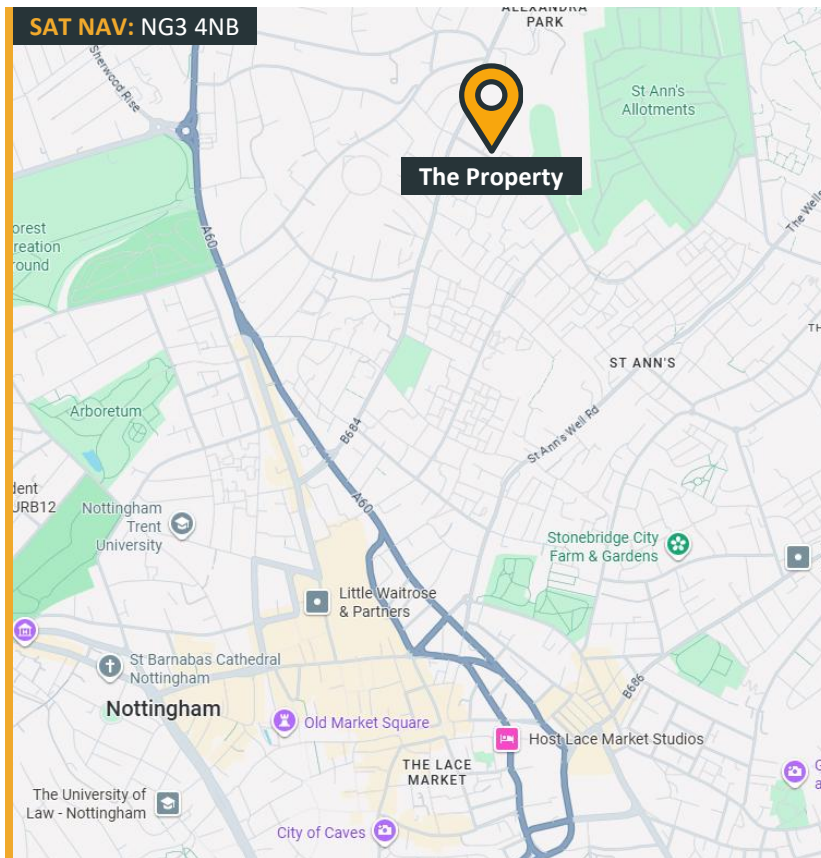
Location



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Business Rates

The Rateable Value for the suites is available upon request from the agent. Tenants will be responsible for the payment of business rates directly to the local authority. It is understood that small business rates relief is available, subject to eligibility and application.

EPC

It is understood that the EPC Rating is currently at an E.

VAT

The property is not elected for VAT, therefore, no VAT will be payable on the rent or additional charges.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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