

First Floor | 34 Millicent Road | West Bridgford | Nottingham | NG2 7PZ

First floor office located on popular road in West Bridgford – all inclusive rent

58m²
(624ft²)

- Available immediately
- First floor office space
- Excellent natural light throughout
- Parking on site
- Rent - £12,000 per annum



TO LET



Location



Gallery



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Location



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Location

The property is located on Millicent Road, positioned just off Bridgford Road providing excellent connectivity to West Bridgford Town Centre. The town centre provides a plethora of amenities including bars, restaurants, shops and cafes, with good transport links.

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.

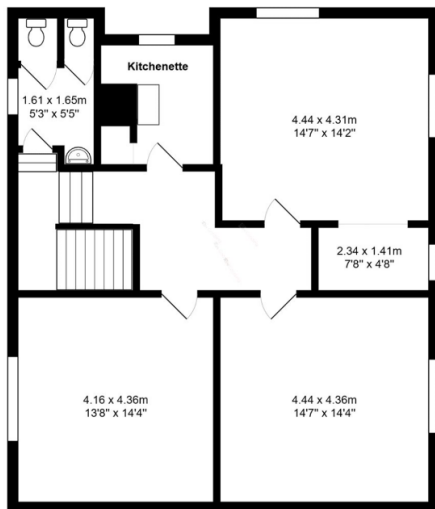
Description

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

- Two office spaces
- Meeting rooms
- Prominent location
- Carpet throughout
- Kitchenette
- W/C facilities



First Floor, 34, Millicent Road, West Bridgford, NG2 7PZ



All measurements are approximate and for display purposes only

Total Area: 88.8 m² ... 956 ft²

Accommodation

We understand that the first floor offices have the following Net Internal Area (NIA):

	M ²	FT ²
Room 1	21	230
Room 2	19	205
Room 3	18	195
Total	58	624

(This information is given for guidance purposes only)

EPC

The suite has an EPC rating of **D-86**.



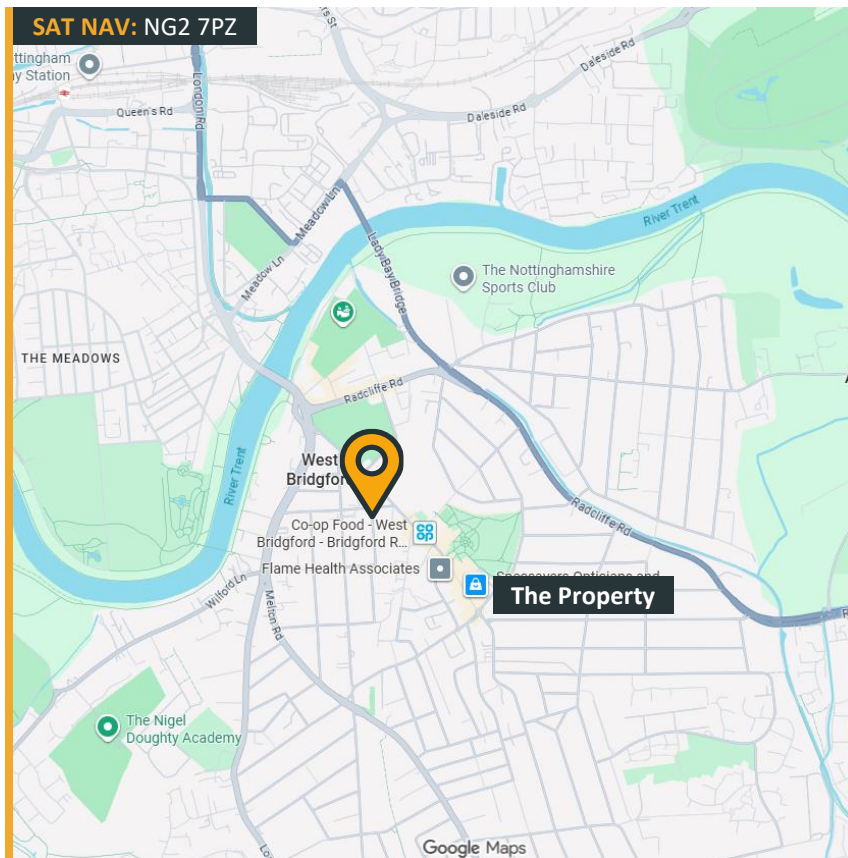
Location



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Rent

The property is available on a new lease. We are quoting a rent of:

£12,000 per annum
(Twelve thousand pounds)

The all-inclusive rent for this office is £24,550 per annum.

Further Information

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

Jamie Gilbertson

07747 665 941

jamie.gilbertson@fhp.co.uk

Guy Mills

07903 521 781

guy.mills@fhp.co.uk



Fisher Hargreaves Proctor Ltd.

10 Oxford Street
Nottingham, NG1 5BG

fhp.co.uk

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