

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

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

58m<sup>2</sup>  
(624ft<sup>2</sup>)

- Available immediately
- First floor office space
- Excellent natural light throughout
- Parking on site



**TO LET**



Location



Gallery



Contact



## 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.

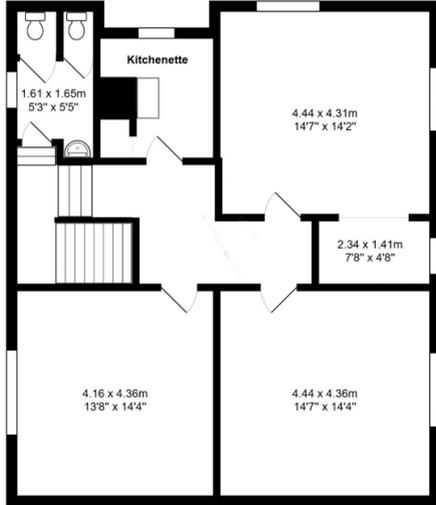
## Description

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 m<sup>2</sup> ... 956 ft<sup>2</sup>

## Accommodation

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

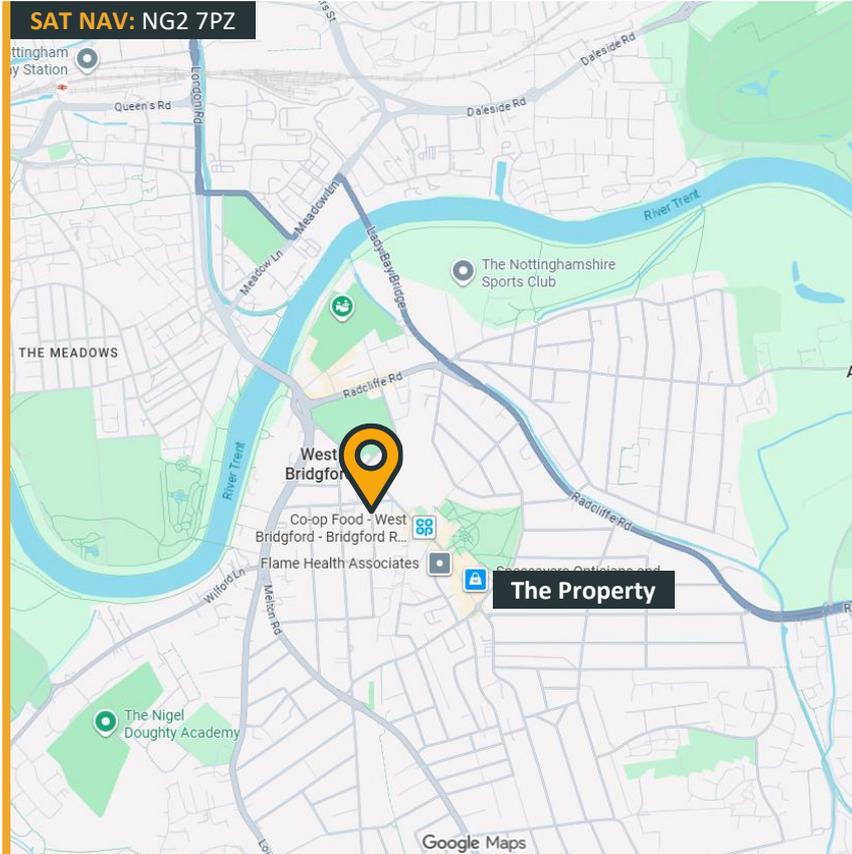
	M <sup>2</sup>	FT <sup>2</sup>	Rent	Per month
Room 1	21	230	£4,600	£384
Room 2	19	205	£4,100	£342
Room 3	18	195	£3,900	£325

(This information is given for guidance purposes only)

The offices can either be let separately as two or three so the tenant could have a full floor dedicated to them.

## EPC

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



## Rent

The property is available on a new lease. We are quoting a rent for the floor 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:

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