

35 Wigman Road | Bilborough | Nottingham | NG8 3HY

Fully fitted high quality offices with car parking available

33m² to 130m²
(350ft² to 1,400ft²)

- Individual offices available on an all-inclusive basis
- Recently refurbished to a high-quality finish throughout
- Well presented reception area
- Kitchenette, WC and shower facilities
- Opportunity to rent a meeting room on a monthly basis
- Designated car parking spaces available



TO LET



Location



Gallery



Contact





Location



Gallery



Contact

Location

The property is located just off Wigman Road which has direct access to Nottingham's main arterial routes being the A6514 and A610 with the A610 benefitting from direct access to Junction 26 of the M1 motorway. The offices are approximately 3.5 miles west from Nottingham City Centre with direct bus links available.

There are a handful of nearby amenities including cafes, shops, restaurants and bars as well as the offices. The property is within walking distance to Bilborough Park and a short drive from Wollaton Park

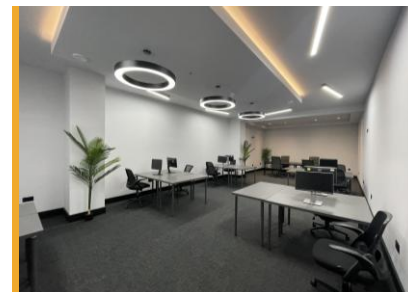
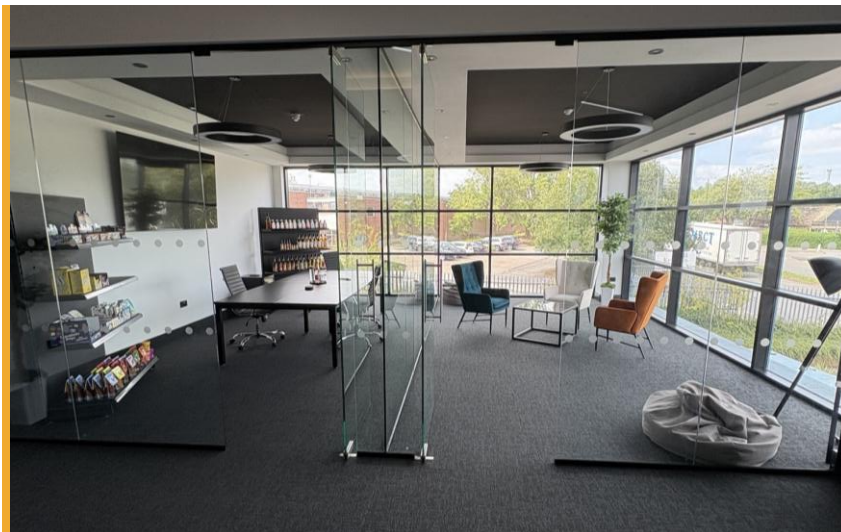
Description

The property comprises two storeys of brick elevation with external cladding positioned under a pitched roof with individual offices available over both floors. The specification includes the following features:

- A mixture of vinyl and carpet tile flooring throughout
- Kitchenette facilities with fitted break out area
- Trunking incorporating Cat 5 cabling
- Shower facilities
- Secure car parking spaces to the front of the property
- LED lighting
- Well presented reception area
- Meeting room available

EPC

The EPC will need to be reassessed upon completion of the works.





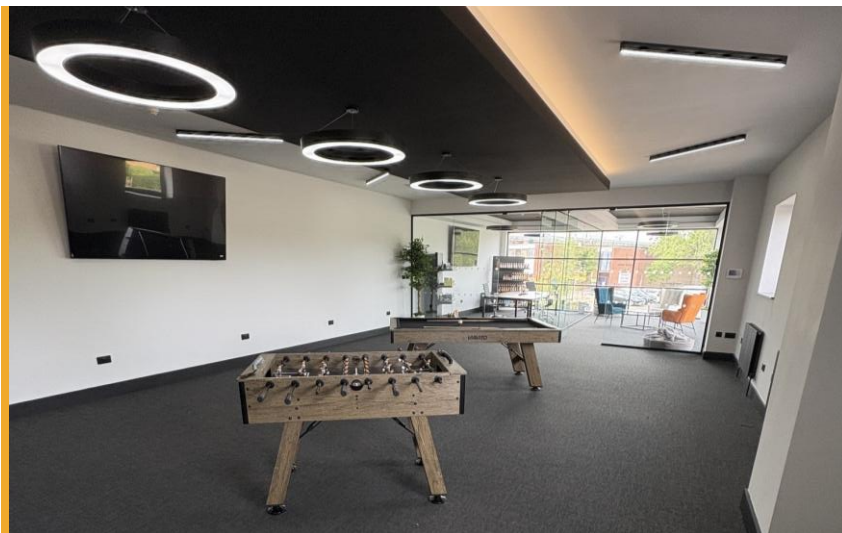
Location



Gallery



Contact



Floor Areas

From measurements undertaken at the property, we understand the property has the following Net Internal Area (NIA):

Suite	m ²	ft ²
Suite 1	130	1,400
Suite 2	79	850
Suite 4	37	400
Suite 5	33	350

(This information is given for guidance purposes only.)

Service Charge

A service charge will be levied to cover the maintenance and upkeep of the internal/external common areas. Guide figures are available via the agent.

Business Rates

The business rates will need to be reassessed upon completion of the works by the Valuation Office Agency (VOA). Further information is available from the agents.

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries of the Local Authority.)



The suites are available individually or combined on a new lease for a term of years to be agreed at an all-inclusive rental figure of:

£30 per ft² per annum

VAT

It is understood that VAT is applicable 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:

Guy Mills

07903 521 781

guy.mills@fhp.co.uk

Amy Howard

07887 787 894

amy.howard@fhp.co.uk



10 Oxford Street
Nottingham, NG1 5BG

fhp.co.uk

18/09/2025

Please **click here** to read our "Property Misdescriptions Act". E&OE.