

A rare opportunity to lease a superbly fit out “ready to move into” office suite in a highly prominent position in Edwalton, South Nottingham

260m²
(2,799ft²)

- Beautifully presented and fitted ground floor office suite
- 14 allocated car parking spaces
- Prominent location adjacent to the intersection of the A52 Nottingham Ring Road and A606 Melton Road linking into West Bridgford.
- Adjacent to Edwalton Retail Park, the main Porsche dealership and Wheatcroft Business Park.
- Comfort cooling / heating and integrated fresh air system.
- Attractive glass partitioned meeting rooms and offices, offering a mixture of open plan and cellular space
- Furniture and fittings available by negotiation



TO LET

 Location

 Gallery

 Video

 Contact

 **FHP**
fhp.co.uk

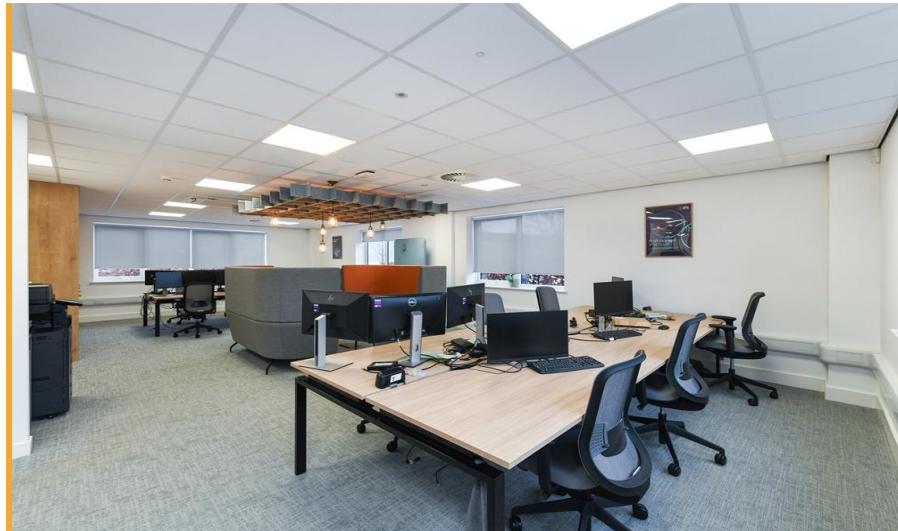
Location

The property is prominently located at the intersection of the A52 and the A606 Edwalton, South Nottingham, adjacent to the Wheatcroft Business Park and the modern Zambra Court Retail & Leisure Park which benefits from occupiers such as Aldi, Costa, McDonalds, Subway and Greggs. The property is just a short 10 minute drive to the centre of West Bridgford and benefits from strong connectivity via the A52 Nottingham Ring Road. In addition, nearby bus stops provide frequent services into Nottingham City Centre, West Bridgford and the surrounding suburban and village areas, offering convenient public transport access for staff and visitors.

Description

Toll Bar House is a detached three storey Grade A office building constructed in 2020. The ground floor suite has been beautifully fit out with herringbone flooring, alongside modern attractive carpet tiles. The office benefits from a modern kitchenette and canteen area. The office offers a mixture of cellular and open plan space with windows surrounding the property, creating an inviting bright working space. The property is accessed via a voice controlled secure feature entrance reception and is fitted out to the following standard: -

- Fresh air system
- Comfort cooling and heating
- Suspended ceiling with inset LED lighting
- Perimeter trunking and floor boxes
- Complimentary mix of herringbone style flooring and carpet tiles
- Male, female and disabled WCs and showers
- 14 car parking spaces
- Fully fitted kitchenette and canteen area
- Glass partitioned meeting rooms
- Open plan office space
- External bike storage





Accommodation

From measurements taken on site, we believe the approximate Net Internal Area (NIA) extends to:

260m² (2,799ft²)

(This information is given for guidance purposes only)

EPC

The property benefits from an EPC Rating of **B**.

Business Rates

From enquiries undertaken via the VOA website we believe the business rates for the property to be as follows:

Current Rateable Value: RV £40,500

Anticipated Rates Payable: £17,496 per annum

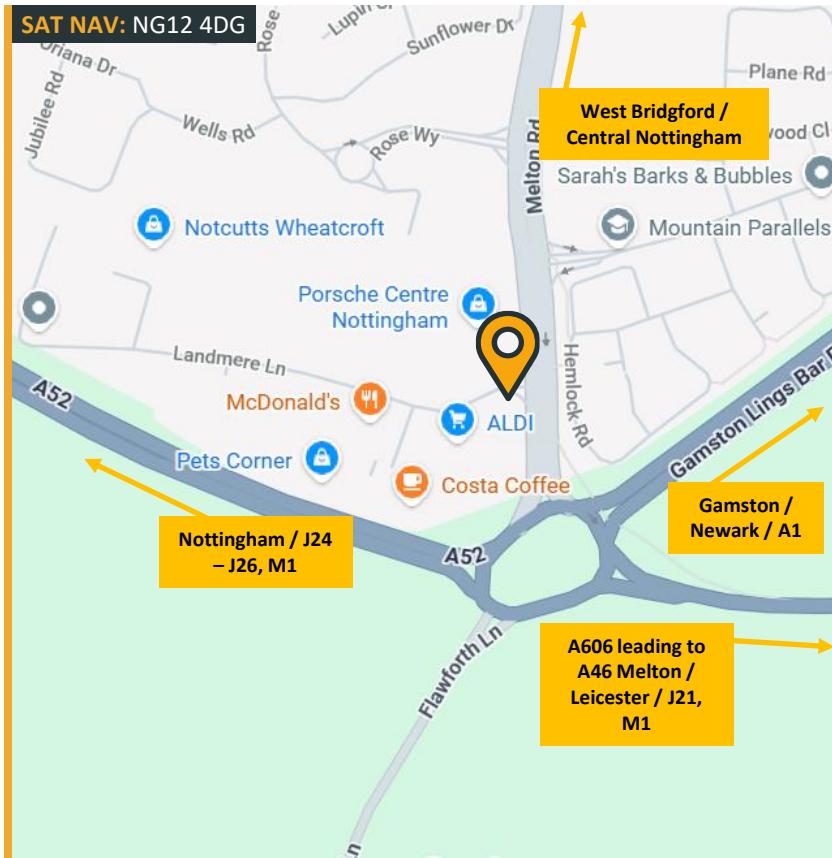
(This information is given for guidance purposes only and prospective tenants should verify the information prior to contract).

Service Charge

The landlord looks after the maintenance of the internal and external common areas and exterior fabric of the building. The current service charge payable is £4,480 per annum.

Furniture & Fixtures

All furniture and fixtures pictured in the marketing details may be available on terms to be agreed via negotiations.



VAT

VAT will apply at the standard rate to the rent and other payments due under the lease.

Lease Terms

The suite is available on a new effective fully repairing and insuring lease via service charge provisions at an initial rent of:

**£56,000 per annum
(Fifty-Six Thousand Pounds)**

Further Information

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

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