



## PREMIUM FULLY FITTED “TURN-KEY” OFFICE SUITE LAUNCHES AT TOLL BAR HOUSE, EDWALTON

FHP are delighted to bring to the market a superb fully fitted Grade A office suite on the ground floor of Toll Bar House, Melton Road, Edwalton.

This exceptional 260m<sup>2</sup> (2,799ft<sup>2</sup>) suite boasts a premium, ready to occupy fit out featuring elegant herringbone flooring, modern carpet tiles, stylish glass partitioned meeting rooms, a fully fitted modern kitchenette and canteen area. All furniture and fittings are available by negotiation enabling an incoming occupier to take advantage of a complete “walk-in” office suite with minimal set up time or costs.



Located at the intersection of the A52 and A606, Toll Bar House sits in a popular commercial area, next to Wheatcroft Business Park and Zambra Court Retail & Leisure Park, home to Aldi, Costa, McDonalds, Subway and Greggs. This location offers great connectivity across the region and frequent public transport from the nearby bus stops, offering convenient access to West Bridgford, Nottingham City Centre and surrounding areas.

Fisher Hargreaves Proctor Limited is the region's leading commercial property consultancy.  
Visit our website: [www.fhp.co.uk](http://www.fhp.co.uk)

To find out more please call:

<b>Nottingham</b>	<b>Birmingham</b>	<b>Derby</b>
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**Nottingham Office**  
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**Birmingham Office**  
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**Derby Office**  
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10 Nottingham Road | Derby | DE1 3QT

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Guy Mills commented:-

*“This is a rare opportunity to secure a beautifully fitted out ground floor office in a great location. The option to acquire the existing furniture and fittings presents a tempting proposition for any business looking for a quick and easy move in. If you are interested in the property, please get in touch and I’ll be happy to help”*

The suite is available on a new effective full repairing and insuring lease at £56,000 per annum.

For further information please contact Guy Mills on 07903 521 781 / [guy.mills@fhp.co.uk](mailto:guy.mills@fhp.co.uk) or John Proctor on 07887 787 880 / [johnp@fhp.co.uk](mailto:johnp@fhp.co.uk).

ENDS

Guy Mills

11<sup>th</sup> February 2026

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