

## Fully Refurbished Out of Town Office Space Available Immediately on Competitive, Flexible Terms

**34.4 – 99.4m<sup>2</sup>**  
(370 – 1,070ft<sup>2</sup>)

- Fully refurbished office suites available immediately
- Excellent location close to the Nottingham Ring Road
- Bright flexible accommodation available on competitive terms
- Designated car parking available
- Modern kitchenette and male and female WC facilities
- Mix of Cellular and open plan office suites available individually or combined



**TO LET**



Location



Gallery



Contact

## Location

The Hive is situated on St Bartolomew's Road, approximately 1.8 miles away from Nottingham City Centre within St Bartholomew's Business Park. The area is a long-standing commercial location that supports a mix of light industrial, trade counter and office occupiers.

Regular bus routes operate along the surrounding arterial roads, providing straightforward access to the city centre and wider Nottingham area. The property benefits from off street parking, with additional dedicated spaces available by negotiation. Road connections link to the A60 and the city's ring road network.

## Description

The Hive provides practical, cost-effective office accommodation following a recent refurbishment. Works have included, new carpet tiles, lighting and fresh décor and upgraded fire alarm system creating a clean and functional working environment.

The property offers male and female WC facilities, a kitchenette and gas central heating throughout. The layout is straightforward and adaptable with a mix of open plan and cellular space suitable for a range of small businesses.

The property is available either as a whole or subdivided into suites to suit any incoming occupiers needs, with Planning Use Class E, the property is suitable for a variety of occupiers including client facing businesses such as Nail Salons, Beauticians, Learning Provisions or office spaces for SMEs and MMEs.





## Accommodation & Rent

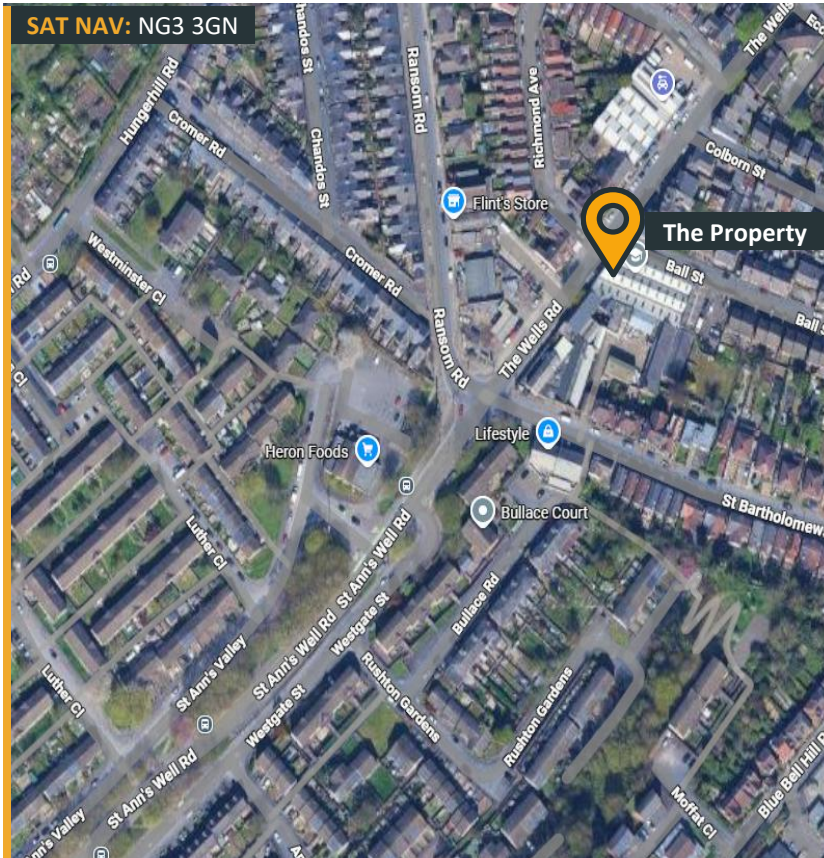
From measurements taken on site, we calculate the approximate Net Internal Area (NIA) extends to:

Suite	m <sup>2</sup>	ft <sup>2</sup>	Rent
Ground Floor Suite	34.7	371	£433 pcm
First Floor Suite 1	27.13	292	£340 pcm
First Floor Suite 2	34.4	370	£432 pcm
<b>Total</b>	<b>99.4</b>	<b>1,070</b>	<b>£1,200 pcm</b>

(This information is given for guidance purposes only)

## EPC

The property has an EPC rating of E.



## Business Rates

Information regarding the rateable value of the suites is available from the marketing agent upon request.

It is understood the property benefits from small business rates relief with tenants to make their own enquiries to the local authority

## VAT

VAT is not applicable to the advertised rental value of this space

## Further Information

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

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