

## Cost-effective high quality office suites situated in the popular Cotgrave Business Hub

56m<sup>2</sup>  
(600ft<sup>2</sup>)

- High quality modern office environment providing a range of office business hub suites
- Excellent access to the A52/A46 with good access to Nottingham and Newark
- Sits within Cotgrave town centre offering several shops and local amenities
- Double height entrance area providing a professional feel throughout
- Available on flexible terms
- Car parking available



**TO LET**



Location



Gallery



Contact

## Location

The newly built business hub is located on the well-established shopping area of Cotgrave situated just off Candleby Lane. The area accommodates several shops and plethora of local amenities including a mixture of restaurants and a local Co-op supermarket. It has undergone an extensive refurbishment and been remodeled over the course of 2018/2019 and includes the development of a new multiservice centre on the site.

Cotgrave is well located with excellent connections to both Nottingham and Leicester via the A52 and A46 dual carriageways and is also in close proximity to Bingham and Radcliffe on Trent. Cotgrave lies approximately 10 miles south-east of Nottingham City Centre.

## Accommodation

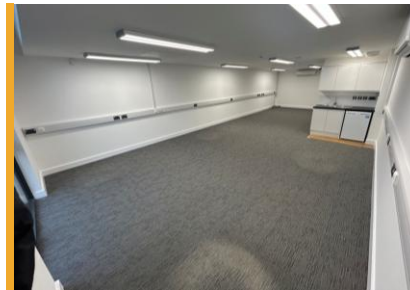
The available suites have the following net internal area (NIA):

Suite	M <sup>2</sup>	FT <sup>2</sup>	Rent	Service Charge
Suite A	56	600	Under offer	£2,481
Suite B	56	600	£6,300	£2,481
Suite C	56	600	Under offer	£2,481

(This information is given for guidance purposes only.)

## EPC

The property has an EPC rating of B-47 which is valid until 2028.





## Description

The business hub comprises a series of fully refurbished first floor office suites accessed by a double height entrance area. The suite provides the following specification:

- Excellent natural light throughout
- LED lighting
- Trunking incorporating Cat 5 cabling
- Great carpet tiles throughout
- Air conditioning
- WC & kitchen facilities (DDA compliant)
- Lift access
- Car parking
- Intercom systems
- Bike storage

## Planning

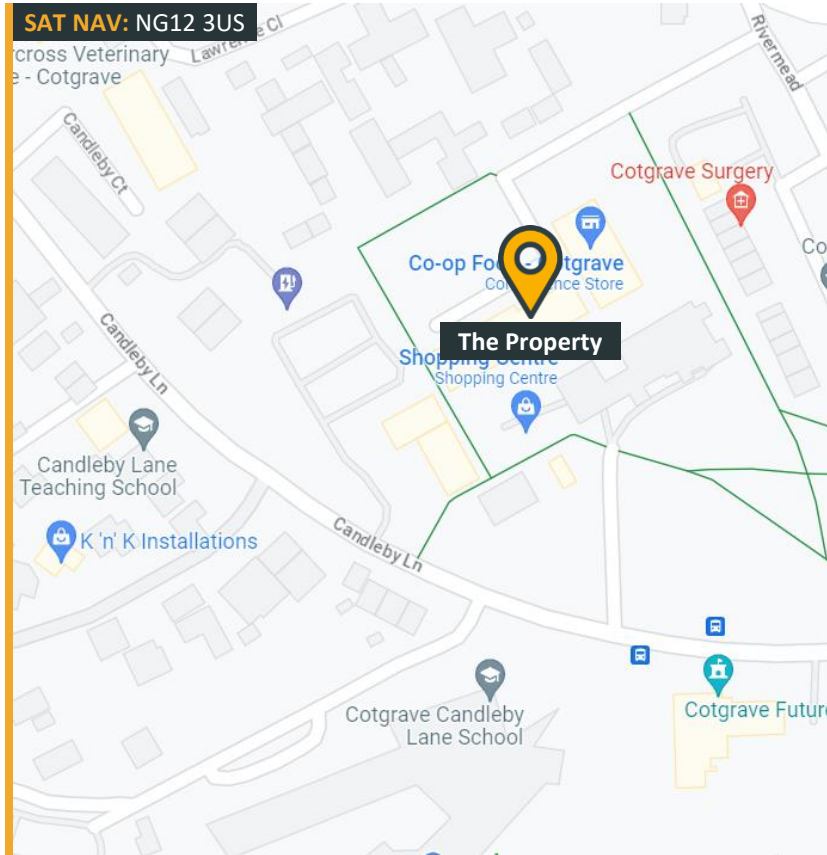
We understand that the building will have the planning consent for Use Class E (G)(I).

(This information is given for guidance purposes only.)

## Business Rates

Business rates are to be applicable, however, it is anticipated that small business rates relief would be available where appropriate.

(This information is given for guidance purposes only and interested parties should make their own enquiries of Rushcliffe Borough Council.)



**SAT NAV: NG12 3US**

## Rent

The suites are available on flexible terms at a quoting rent of:

- Suite A – Under offer
- Suite B – £6,300 per annum
- Suite C – Under offer

## VAT

It is understood that VAT is applicable to both the rent and service charge due.

## Further Information

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

**Jamie Gilbertson**  
07747 665 941  
jamie.gilbertson@fhp.co.uk

**Amy Howard**  
07887 787894  
amy.howard@fhp.co.uk



**Fisher Hargreaves Proctor Ltd.**  
10 Oxford Street  
Nottingham, NG1 5BG  
**fhp.co.uk**

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