

6 Wilford Lane | West Bridgford | Nottingham | NG2 7QX

Beautifully presented self-contained office building, available immediately in West Bridgford

52.6m² to 237.6ft²

(550ft² to 2,558ft²)

- High-quality self-contained office premises in prime West Bridgford location
- Suitable for a variety of uses e.g. medical, beauty, fitness - (STP)
- Generous onsite parking provision with additional spaces available
- Fully fitted offices with meeting rooms, reception and staff facilities
- Walking distance from Central Avenue and West Bridgford's extensive amenities



TO LET



Location



Gallery



Video



Contact





Location



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Video



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Location

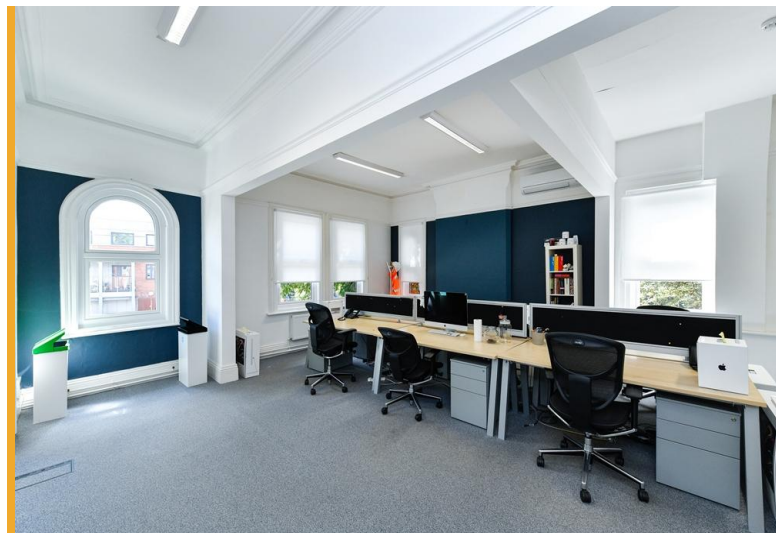
The property is located in a prominent position on Wilford Lane, within the highly desirable suburb of West Bridgford, Nottingham. The property is located just off the intersection of Wilford Lane and Loughborough Road, providing access to the Ring Road, which in turn provides good links to Junctions 24 & 26 of the M1 Motorway.

West Bridgford Town Centre is within comfortable walking distance and offers an extensive range of amenities including bars, restaurants, supermarkets, fitness facilities and retail occupiers. The property backs directly onto the foot bridge providing convenient pedestrian access across the River Trent towards Nottingham City Centre, Trent Bridge and the wider riverside leisure facilities.

The Property

Consisting in part of the original Victorian / Edwardian two storey bay fronted property with more modern extensions to the rear, the property is thoughtfully finished and modernised internally providing high-quality self-contained accommodation over two floors. The accommodation benefits from recently replaced double glazed windows, fully fitted reception area, modern meeting rooms, a contemporary kitchenette and open plan office space. The property is suitable for a variety of uses including traditional offices, beauticians, hairdressers, dental practices and physiotherapy clinics (subject to planning). The existing furniture and fittings can be made available by negotiation. The offices benefit from the following specification:-

- Partially comfort cooled
- Gas central heating
- Attractive period features
- Fully fitted kitchenette
- Male and female WCs
- Alarm system
- Fob controlled access
- Intercom system
- Floor boxes
- Fully fitted reception
- Additional parking available via negotiation





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Floor Area, Rent & Car Parking

The property totals approximately 3,800ft² as a whole and we understand the current available office suites have the following net internal areas:

Office	m ²	ft ²	Rent (per annum)
6 Wilford Lane	186.5	2,008	£35,000
6a Wilford Lane	51.1	550	£13,750
Total	237.6	2,558	£45,000

8 parking spaces are available within the rent – a further 3 spaces can be leased.

EPC

We understand the EPC Rating of the building has been assessed at C67 and is valid until August 2028 – a copy of the EPC Certificate is available upon request.

VAT

The property is registered for VAT and therefore VAT will be applicable to the rent and any service charge payable.

Service Charge

The property is served by one incoming gas / electricity supply. There may therefore need to be some element of service charge payable which would simply recoup any costs incurred by the landlord on the tenant's behalf.



Location



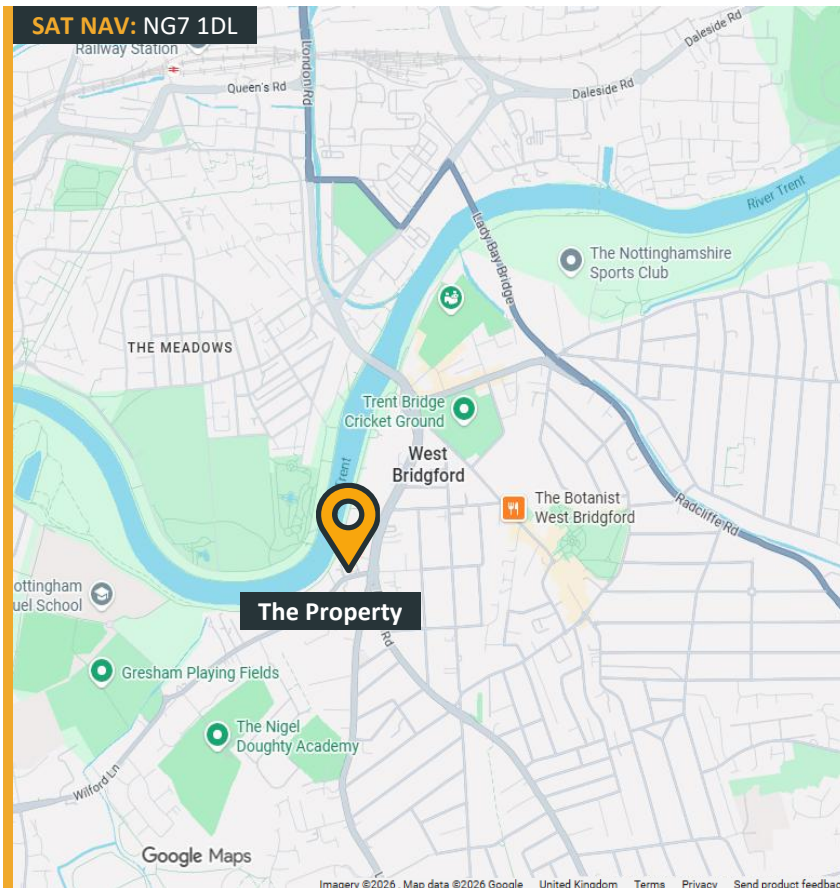
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Business Rates

Via enquiries made from the Valuation Office Agency website, we understand that the Rateable Value from 1st April 2026 for the main part of the property is RV £42,500. Anticipated rates payable are circa £18,800 per annum.

(This information is for guidance purposes only. Potential tenants should make their own enquiries).

Planning

Whilst the property has an established use for offices we foresee that the property is suited to a variety of other uses including medical, beauty and consulting which is now principally covered by the new C classification. Whilst we hope no change of use is required, we would recommend tenants make their own enquiries to ensure their use is compatible with existing planning.

Further Information

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

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