Suites A & B | **The Point** | Loughborough Road | West Bridgford | Nottingham | NG2 7QW

Well-presented high quality office suites with car parking located in the heart of West Bridgford

269m² to 542m²

(2,894ft² to 5,833ft²)

- Predominantly open plan office accommodation with fitted meeting rooms per suite
- Positioned in an ideal office location with excellent nearby walking routes including along the River Trent and West Bridgford Park
- Secure designated car parking – falling outside the workplace parking levy
- Excellent nearby amenities including M&S Food, Café Nero, Côte, The Botanist and Wagamama amongst others
- Generous incentive package offered



TO LET

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FHP
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Location

The Point is located in a prominent position on Loughborough Road in West Bridgford at the intersection of Wilford Lane and Loughborough Road. The road links provide easy access to the Ring Road (A52 and A543) which further provide access to Junctions 24 and 26 of the M1 Motorway.

Nottingham City Centre is approximately 1.5 miles south with further transport links offered including Nottingham train station and the NET tram route as well as West Bridgford benefitting from a generous amount of bus routes nearby providing access to Nottingham City Centre and further surrounds.

West Bridgford town centre itself is just a short walking distance from The Point and provides a plethora of amenities including bars, restaurants, cafés and shops.



Floor Areas

The suites have the following Net Internal Areas:

Suite	m²	ft²
Suite A	269	2,894
Suite B	273	2,939
Suites A & B	542	5,833

(This information is given for guidance purposes only)











Description

The property provides a dynamic exterior design with modern internal features over four floors of office accommodation. The suites benefit from the following specification:

- VRV air conditioning providing comfort cooling
- Raised floors incorporating Cat 5 cabling
- Predominantly open plan with partitioned fitted meeting rooms and individual offices
- Suspended ceiling incorporating LG3 compliant lighting
- Passenger lift to all floors
- WC facilities
- CCTV
- On-site security
- Attractive inner courtyard area
- Secure parking

EPC

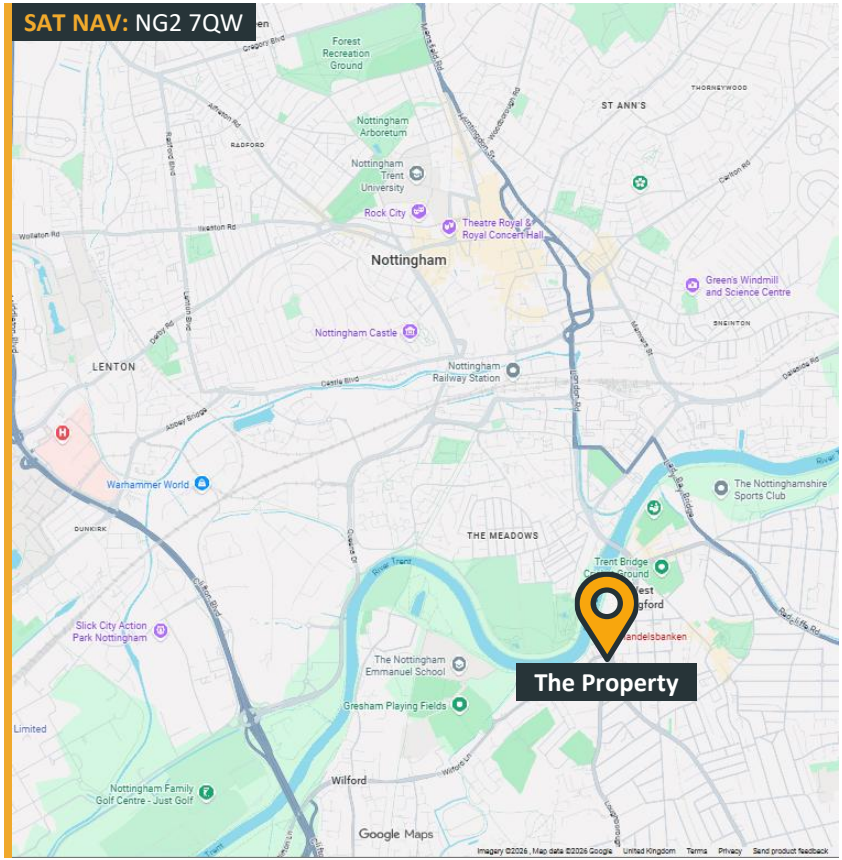
We understand EPC of the whole building is C-65 and is valid until November 2030.

Service Charge

A service charge is payable in respect of the upkeep and maintenance of the exterior and common parts of the building. Further information is available via the agents.

Business Rates

It is understood that the Rateable Value is currently across two suites and therefore needs to be re-assessed upon the splitting of the suites. A guidance figure can be provided by the agents.



Rent

The suites are available individually or combined on a new lease for a term of 6 years at a quoting rent of:

Suite	Rent
Suite A	£47,750
Suite B	£48,500

VAT

VAT applies to rent and service charge due at the standard rate.

Further Information

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

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