

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

A rare opportunity to purchase a substantial well maintained office building with a high level of onsite parking in West Bridgford

365m² (3,934ft²)

- High-quality self-contained office premises in prime West Bridgford location
- Suitable for a variety of uses e.g. medical, beauty, fitness - (STP)
- 19 car parking spaces
- There are 3 tenants within the building – vacant possession can be obtained at the end of their leases.
- Walking distance from Central Avenue and West Bridgford's extensive amenities
- There is direct access from the car park to the River Trent Embankment. West Bridgford Town Centre and Trent Bridge are within easy walking distance.



FOR SALE



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.

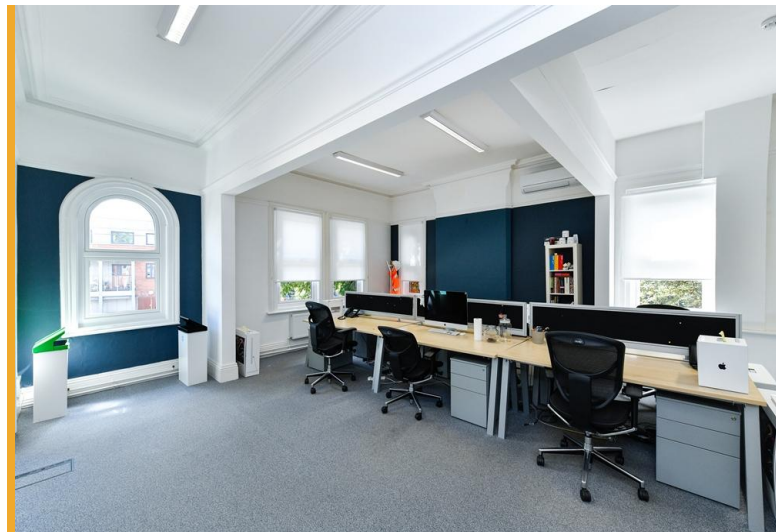
West Bridgford Town Centre is within comfortable walking distance and offers an extensive range of amenities including bars, restaurants, supermarkets, fitness facilities and retail occupiers. The property backs directly onto a foot bridge providing convenient pedestrian access across the River Trent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

The Property

The Victorian / Edwardian property has been in the same ownership for more than 30 years and has been maintained to a high standard, with recent improvements including replacement windows. The current owners also built the rear extensions and have let out offices within them (as there is separate rear access from the car park). Their own offices were accessed through the main entrance from Wilford Lane which gives access to the impressive ground floor reception. The ground floor provides two further meeting rooms and kitchenette, with the first floor having been opened up to provide a large studio area and ancillary offices. Features of the property include:-

- 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

In addition to the 3 parking spaces at the front of the property accessed from Wilford Lane there is side access to the rear car park housing a further 16 spaces also accessible from Welbeck Street to the rear, adjacent to the Wilford suspension bridge and River Trent Embankment.





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Floor Area, Rent & Car Parking

We understand that the property has the following net internal areas:

Office	m ²	ft ²
Ground floor offices	207	2,229
First floor offices	138	1,490
Second floor storage	20	215
Total	365	3,934

19 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.

Existing Leases

Three of the office suites are currently let. Alan Morris has vacated his suite and is not renewing his lease ending December 2026 (current rent £12,500 per annum). Five57 Limited occupy the smaller of the two ground floor suites paying £9,950 per annum with the lease running until October 2028. Irish Freight occupy the larger ground floor suite, their lease ending in June 2027 at a rental of £14,000 per annum. Each lease is contracted outside of The Landlord and Tenant ACT. The rent covers all occupational costs i.e. on an all inclusive basis.

VAT

The property is registered for VAT and therefore VAT will be applicable to the sale.





Location



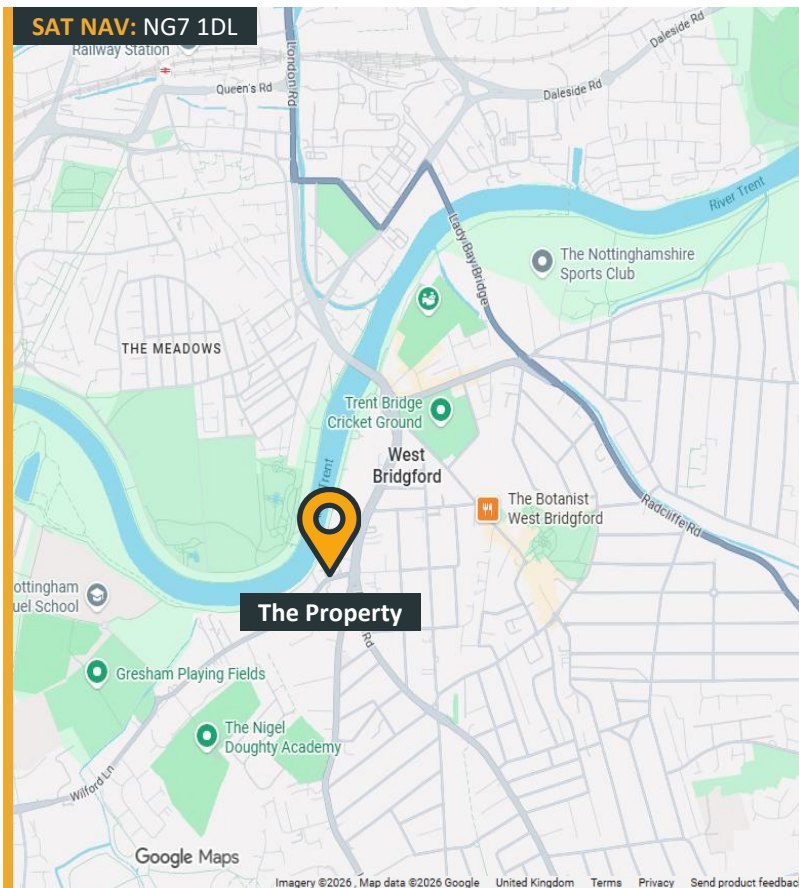
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Business Rates

As the property has in recent years been multi let there are individual rating assessments for differing parts of the property – a full summary can be provided together with an estimation of the anticipated Rateable Value of the entire property.

Planning

There is an established use for offices with ancillary car parking. The Planning Use Classes Order been modernised recently and such use falls within Class E which includes medical, beauty and consulting rooms amongst others. We hope therefore that such uses would be accepted without the need for a Change of Use Planning Application and we recommend prospective purchasers satisfy themselves in relation to planning.

Price

The freehold interest is available subject to the existing two leases (expiring June 2027) for the sum of **£950,000**.

Further Information

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

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