Suite 2 | **Cotgrave Hub** | Rivermead | Cotgrave | Nottingham | NG12 3UQ

Cost-effective high-quality office suite situated in Cotgrave

51m²
(549ft²)

- High-quality modern office environment
- Excellent access to the A52/A46 with good access to Nottingham and Newark
- Sits within Cotgrave town centre, offering several shops and local amenities
- Available on flexible terms
- Car parking available
- Available immediately



TO LET

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Location

Cotgrave 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.

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 suite has the following Net Internal Area (NIA):

Suite	M²	FT²	Rent Per Calendar Month	Service Charge Per Annum
Suite 2	51	549	£542	£1,800

(This information is given for guidance purposes only.)

EPC

The property has an EPC rating of **B-27** 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
- Carpet tiles throughout
- Air conditioning
- WC & kitchen facilities (DDA compliant)
- Lift access
- Car parking
- Bike storage

Planning

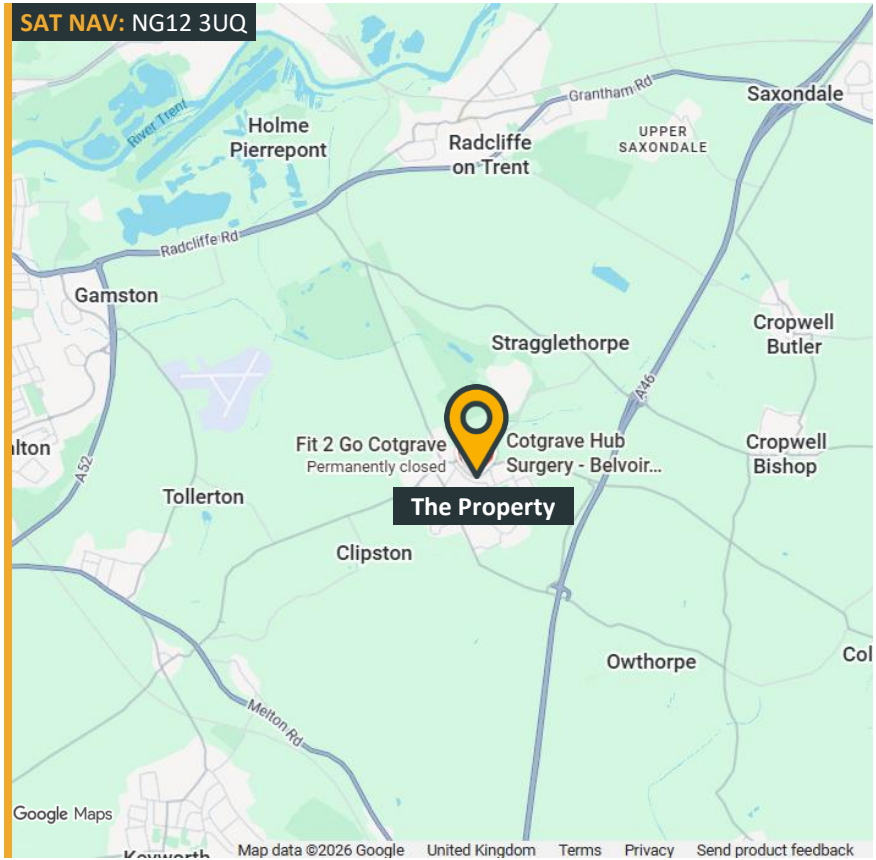
We understand that the building will have planning consent for Use Class E (G)(I).

(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.)



Rent

The suite is available on flexible terms at a quoting rent of:

£6,500 per annum

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:

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03/11/2026

Please **click here** to read our "Property Misdescriptions Act". E&OE.