

***INCENTIVES AVAILABLE—RENT FREE PERIOD AVAILABLE**



**Part First Floor Media House, 10 Padge Road, Beeston, Nottingham,
Nottinghamshire NG9 2RS**

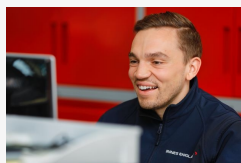
Offices

- ▶ **NIA: 4,675 sq ft (434.32 sqm)**
- ▶ **Close proximity to J25 of M1 & City Centre**
- ▶ **Established commercial location adjacent to Royal Mail Delivery Office**
- ▶ **20 designated car parking spaces**

For enquiries and viewings please contact:



Craig Straw
07967 680964
cstraw@innes-england.com



Ross Whiting
07921 948501
rwhiting@innes-england.com

Location

Media House is located within the established Boulevard Estate on Padge Road in Beeston. A new link road is currently under construction which will provide direct access from Humber Road South through to the A52 Ring Road, a principal arterial route providing ready access to Greater Nottingham and J24, J25 and J26 of the M1 Motorway.

Beeston town centre with its retail and leisure amenities is located circa 0.8 miles west whilst Nottingham city centre is approximately 3.5 miles north east. The property has excellent public transport links with the NET tram network, Beeston railway station and several bus routes all within walking distance. The railway station connects to Nottingham mainline station which provides frequent services to London St Pancras (journey time 1 hour 40 minutes) as well as connections to local towns and cities such as Loughborough, Leicester and Derby. The NET tram network and bus routes run regular services in and around the city and to the surrounding suburbs.

Description

The property comprises a detached two storey modern purpose built office of brick and blockwork construction. The available accommodation comprises part of the first floor which has been refurbished to provide open plan accommodation incorporating the following specification:-

New carpets throughout, perimeter trunking, suspended ceilings with LED lighting, ceiling cassette heating & cooling and new wc facilities.

There are 20 dedicated on-site car parking spaces allocated to the suite.

Accommodation

	Sq M	Sq Ft
Part First Floor Suite (Office 2)	434.3	4,675
Total	434.3	4,675

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

Planning

We understand the property benefits from planning consent for the following uses:-

Class E (Commercial, Business and Services use), making the premises suitable for uses such as a shop, cafe, restaurant, office, clinics, health centre and day nurseries.

(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

Tenure

The property is available on a new effective FRI lease for a term to be agreed.

Business Rates

The business rates are part of a larger assessment therefore they will be re-assessed upon occupation. A guide is available from the agents.

Rent

£58,437 per annum

*A rent free period is available dependant upon a Tenant's covenant strength, for further details please contact the agents.

Service Charge

A service charge will be levied to cover a proportionate amount of the costs incurred by the landlord for external building repairs and maintenance, upkeep and maintenance of the common parts, buildings insurance, Business Rates etc.

The passing level of service charge is available from the agents.

VAT

VAT is applicable.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

EPC

Available from the Agent.

Viewings

Viewings are by appointment with Innes England.

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