

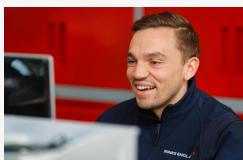


**Units 3 Trent Studios, Hawksworth Road, West Bridgford, Nottingham,
Nottinghamshire NG2 5FT**

Modern Offices

- **NIA: 651 sq ft**
- **Grade A self-contained offices**
- **1 on site car parking space included**
- **Shared meeting room facilities available within neighbouring building**

For enquiries and viewings please contact:



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Location

Trent Studios is situated in West Bridgford, a popular suburb of Nottingham just two miles south of the City Centre. The units are located on Hawksworth Road in walking distance of the world renowned Nottinghamshire County Cricket Club and the centre of West Bridgford, providing ready access to retail and leisure amenities including 200 Degrees Coffee, Cafe Nero, Wagamama's and M&S Food as well as the award winning Larwood & Voce pub restaurant on Fox Road. The property is also within close proximity to Nottingham Forest's City Ground Stadium.

Excellent public transport links also serve the property with regular bus services running along Radcliffe Road serving the City Centre and surrounding conurbations.

Description

The development comprises four self-contained office units arranged in a terrace benefiting from double glazing throughout. One of the four units are available.

Internally, each unit provides the following Grade A specification: Suspended ceilings in part with LED lighting throughout, Carpet covered floors with perimeter trunking, Plaster painted walls, Impressive glass balustrades surmounting the staircase and mezzanine, New heating & cooling system throughout, Office desks, pedestal and chairs, Fitted kitchen including integrated fridge and free standing microwave, Accessible w.c..

Shared meeting room facilities are also available in the adjoining Trent Business Centre.

Accommodation

	Sq M	Sq Ft
Unit 3	60.5	651
Total	60.5	651

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition. All parties are recommended to carry out their own measurements.

Planning

We understand the property benefits from planning consent for Class E (Commercial, Business and Services use) making the premises suitable for uses such as office, clinics, health centre. under the Town & Country Planning (Use Classes) Order 1987 and its subsequent amends.

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

Tenure

The unit is available on a new lease or license terms to be agreed between the parties.

Business Rates

We understand the premises are entered into the rating list as follows:

Unit 3 - Rateable Value - £6,500
Indicative Rates Payable 2025 - c. £3,243.50 pa

Some parties may benefit from small business rates relief and therefore be exempt from paying business rates in full.

This information is given for guidance purposes only and prospective parties are advised to make their own enquiries with the VOA).

Rent

£13,000 pa per unit. The rent is exclusive and on a traditional lease basis.

Alternatively, the unit can be provided on an inclusive basis at a rent of £19,800 pa per unit (inclusive of electricity, water, internet, furniture, cleaning and access to onsite meeting rooms).

Please note there is also further space available within the neighbouring Trent Business Centre.

VAT

VAT is applicable.

Legal Costs

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

EPC

The suite has an EPC assessment of: Unit 3 - D-81

Viewings

By appointment with the sole agents.

Date Produced: 25-Apr-2025

