

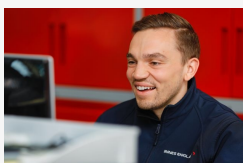


1st Floor, 11 Radcliffe Road, West Bridgford, Nottingham NG2 5FF

Offices

- ▶ **NIA: 1,311 sq ft (121.77 sq m)**
- ▶ **Within the popular locality of West Bridgford**
- ▶ **Within walking distance of Cafe Nero, M&S Food and McDonalds**
- ▶ **Excellent transport links and 2 dedicated parking spaces, further spaces available by negotiation**

For enquiries and viewings please contact:



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Location

The property is located in West Bridgford, one of Nottingham's most popular and affluent suburbs and is within walking distance of the Central Avenue homes to occupiers such as Boots, Cafe Nero and Wagamamas. The wider locality benefits from a wealth of amenities and is a mixture of commercial and residential properties. Radcliffe Road itself is home to a number of independent, regional and national retailers, restaurants and takeaways which include SieMatic, John A Stephens Buildings Merchants, McDonalds, Dominos, Laithwaites, Bathstore.com and Wetherspoons. The property benefits from excellent transport links including a bus stop located to the front of the property which provides links to the city centre and Nottingham's wider conurbations. The property is also located opposite a pay & display car park and the world famous Trent Bridge Cricket Ground, with Nottingham Forest's City Ground within close proximity also, therefore benefiting from strong match day footfall.

Description

The premises comprises of 1st floor offices and is accessed via the showroom floor. Internally the property consists of a number of partitioned offices/meeting rooms as well as male and female WCs and a fully fitted kitchenette. The property has the following specification:-

- Strip lighting
- Double glazing
- Gas central heating
- Carpet flooring

The property can be refurbished to provide LED lighting, new carpet flooring and a redecoration throughout. Externally the property benefits from two designated car parking spaces within the gated car park accessed directly from Radcliffe Road, additional spaces are available upon request.

Accommodation

	Sq M	Sq Ft
First Floor	121.8	1,311
Total	121.8	1,311

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

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 cafe, office, clinics and health centres. 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 by way of subletting on an exclusive or inclusive of bills (gas, water, electric, building insurance, wifi and service charge) basis.

Please note an employee of Innes England has a financial interest in this property.

Business Rates

The first-floor offices are part of a wider assessment, and such will need to be reassessed upon occupation, a guide figure is available from the agents upon request. All parties are advised to make their own enquiries of the Valuation Office Agency (VOA).

Rent

The property is available to rent on an exclusive basis at £13,110pa (£10 psf).

Alternatively, the property is available to rent on an inclusive of bills (gas, water, electric, wifi, buildings insurance, and service charge) basis at £25,000 per annum.

Please note the landlord is open to refurbishing the space to include LED lighting, new flooring and redecorating. However, this would be at an increased rent to be agreed between the parties.

Service Charge

Included within the rent, based on proceeding with the inclusive rent offering.

VAT

VAT is not applicable.

Legal Costs

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

EPC

Further details are available from the agents.

Viewings

Viewings are by appointment with sole agents Innes England.

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