

High quality refurbished office suite available with excellent on-site car parking

434m²
(4,675ft²)

- Situated on a popular estate with nearby national occupiers
- Close to City Centre and J25 of M1 Motorway
- Excellent nearby transport links including Beeston Train Station & NET Tram stop
- Communal reception, shower and WC facilities
- 20 allocated car parking spaces



TO LET



Location



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Video



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Location

The premises are situated on Padge Road in Beeston, next-door to the Royal Mail Delivery office. This is an established business location close to Queens Road which provides access to the A52 and Junction 25 of the M1 Motorway.

Beeston town centre is also in close proximity, which benefits from excellent transport links to Nottingham and the University of Nottingham via the recently improved tram network.

Floor Areas

From measurements taken on site we calculate the property has the following Net Internal Area:

434m² (4,675ft²)

(This information is given for guidance purposes only)

Planning

We understand the property has consent for Use Class E.

(This information is given for guidance purposes only and prospective tenants are advised to contact the Local Authority)

Rent

The property is available on a new lease at a quoting rent of:

£75,000 per annum exclusive





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Description

The office suite available is situated within the Media House building. The space is accessed via a communal reception area and the specification includes:

- Open plan space
- Communal reception, shower and WC facilities
- Ceiling cassette heating and cooling
- LED lighting
- Suspended ceilings
- Perimeter trunking
- Cat 5 cabling
- 20 allocated car parking spaces
- CCTV
- Fibre internet line
- Intruder alarm
- Intercom system
- Bike store and shower facility

Business Rates

The business rates are currently part of a larger assessment and therefore will need to be re-assessed upon occupation. A guide figure is available by way of the agents.



Location



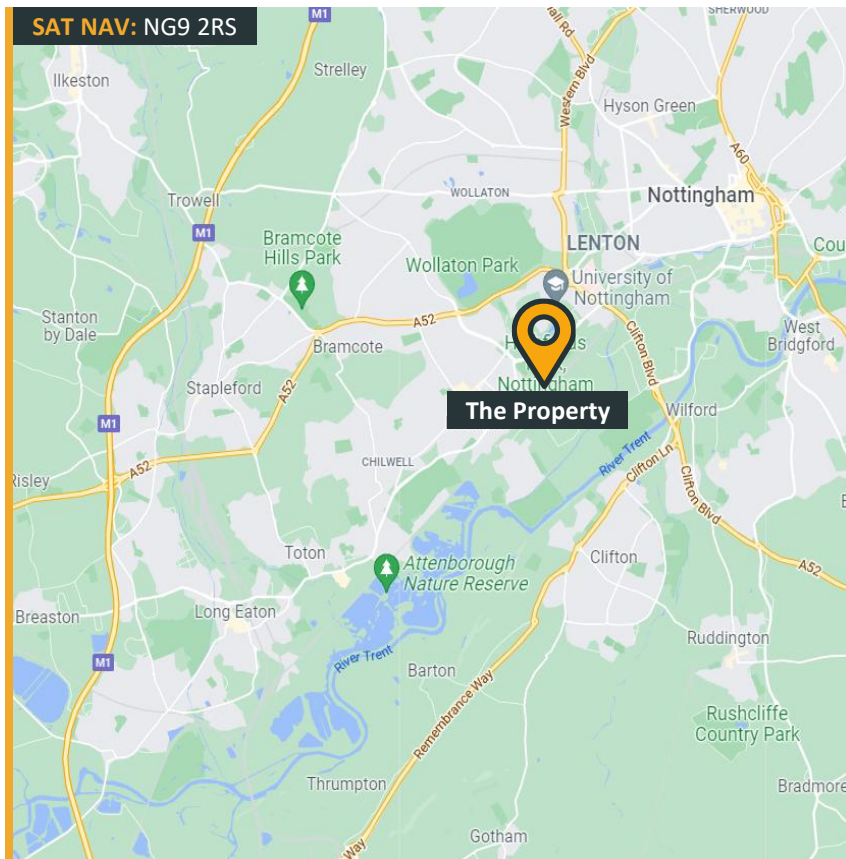
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Service Charge

A service charge will be levied to cover the maintenance of the parts of the building and site used in common.

EPC

The EPC rating is available by way of the agents.

VAT

We understand that VAT will be payable upon 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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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.