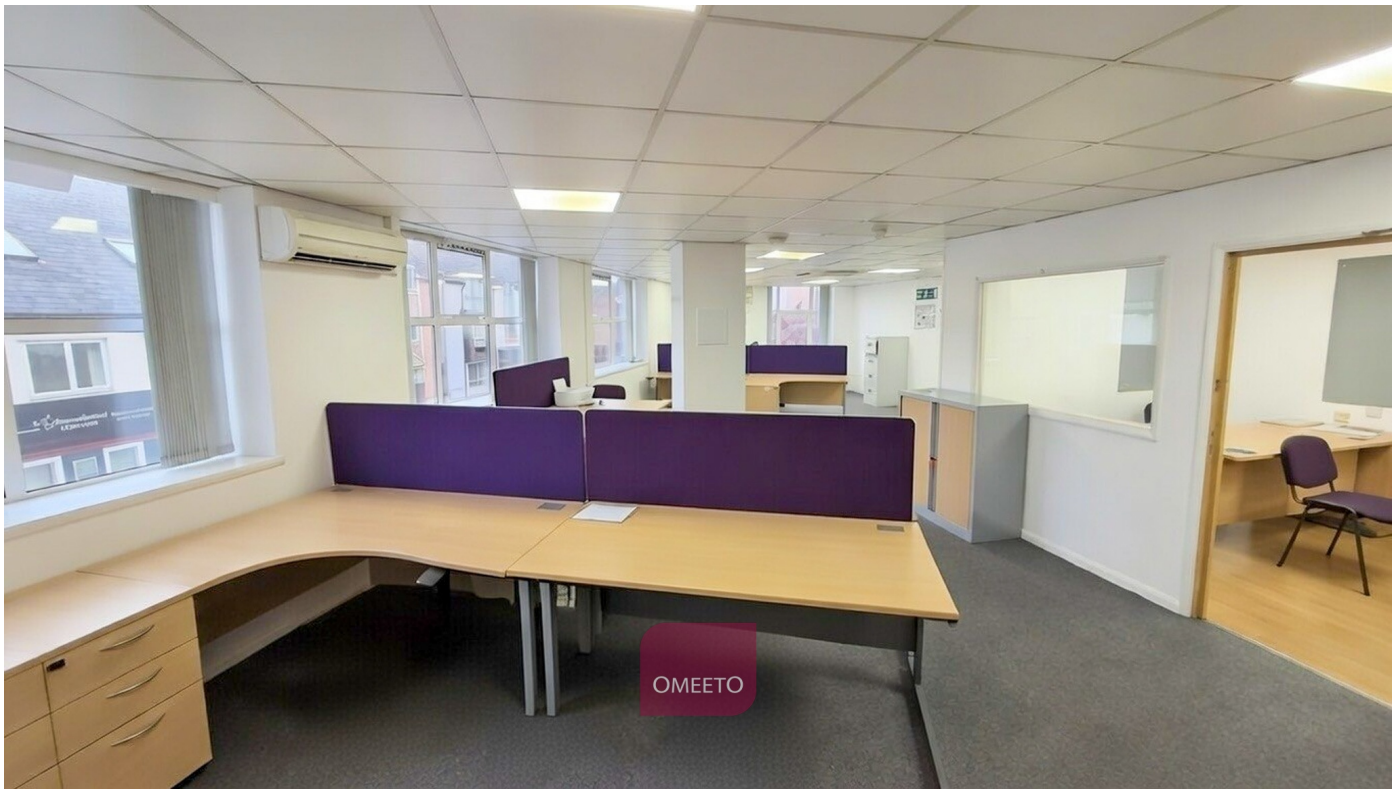


OFFICE SUITE, TO LET

1 WHITELEY MILL, 39 NOTTINGHAM ROAD

Stapleford, Nottingham, NG9 8AD



KEY FEATURES

- Rent: £1,500 per month
- 890 Sq Ft (82.68 Sq M)
- Inclusive rent
- Fitted with Air con and LED lighting
- Large car park onsite, free parking
- Own Kitchenette & WC
- Separate meeting room
- 2.2miles from M1 J25

OMEETO NOTTINGHAMSHIRE

0115 784 4993
nottinghamshire@omeeto.co.uk

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LOCATION

Stapleford is a town in the Broxtowe District of Nottinghamshire, located approximately 5.5 miles west of Nottingham and 10 miles east of Derby.

The office is located on the edge of Stapleford town centre giving excellent access to a broad range of amenities and public transport facilities. The office benefits from excellent commuter links; the A52 which connects with Nottingham and Derby is situated 1 mile to the south. J25 of the M1 Motorway is just 2.2 miles to the southwest.

DESCRIPTION

Bills included. Easy in/easy out. Self contained office, open plan with meeting room, kitchenette and WC. Furniture included. Large free on-site car park. Excellent access to J25 M1. Finished with air con, LED lighting, intercom entry and 24 hr access. The office is located on the first floor. Lift access can be arranged.

ACCOMMODATION

The accommodation has been measured on a Net Internal Area (NIA) in accordance with the RICS Code of Measuring practice.

FLOOR	Sq Ft	Sq M
TOTAL	890	82.68

PLANNING

We believe the property has been used under Class E - Commercial, Business and Service of the Town and Country Planning (Use Classes) Order 1987 (as amended) but may be subject to a range of professional uses STP. All parties should confirm the planning position with the relevant Local Authority.

RATING

The property is currently listed as an office and premises on VOA.gov.uk.

Please check the valuation office website for any rates incentives. Subject to status you may qualify for small business rates relief.

Rateable Value: £11,250

TENURE

Office to let are available by way of an easy in, easy out licence for a term of 1 year. 1 access fob per desk included, additional or replacements would be £25 + VAT each.

Rent includes; heating, lighting, water, electric, building insurance, waste disposal (of general office waste only), maintenance (interior common areas and exterior) and cleaning & upkeep of common shared areas & external facilities.

Incoming tenants are to arrange their own telephone/broadband and any business rates (if applicable).

The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations.

RENT

The premises is available to rent for £1,500 per month.

VAT

All figures are quoted exclusive of VAT, we are advised the property is registered for VAT which is applicable at the prevailing rate.

EPC

C (54)

VIEWING

Please contact us or visit www.omeeto.co.uk for full details and a virtual tour. Physical viewings with proceedable parties can be arranged on request by contacting our commercial property agents. OMEETO do not take any responsibility for any loss or injury caused whilst carrying out a site visit.

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ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

PAPER COPYING LICENCE

100062569

PARTICULARS UPDATED

11-Jun-2026

NOTE

Plans, maps drawings are not to scale.

OMEETO

Please check our website for a suite of photos, video's and virtual tour. Users can also access our data room for various property documents.



CONTACT

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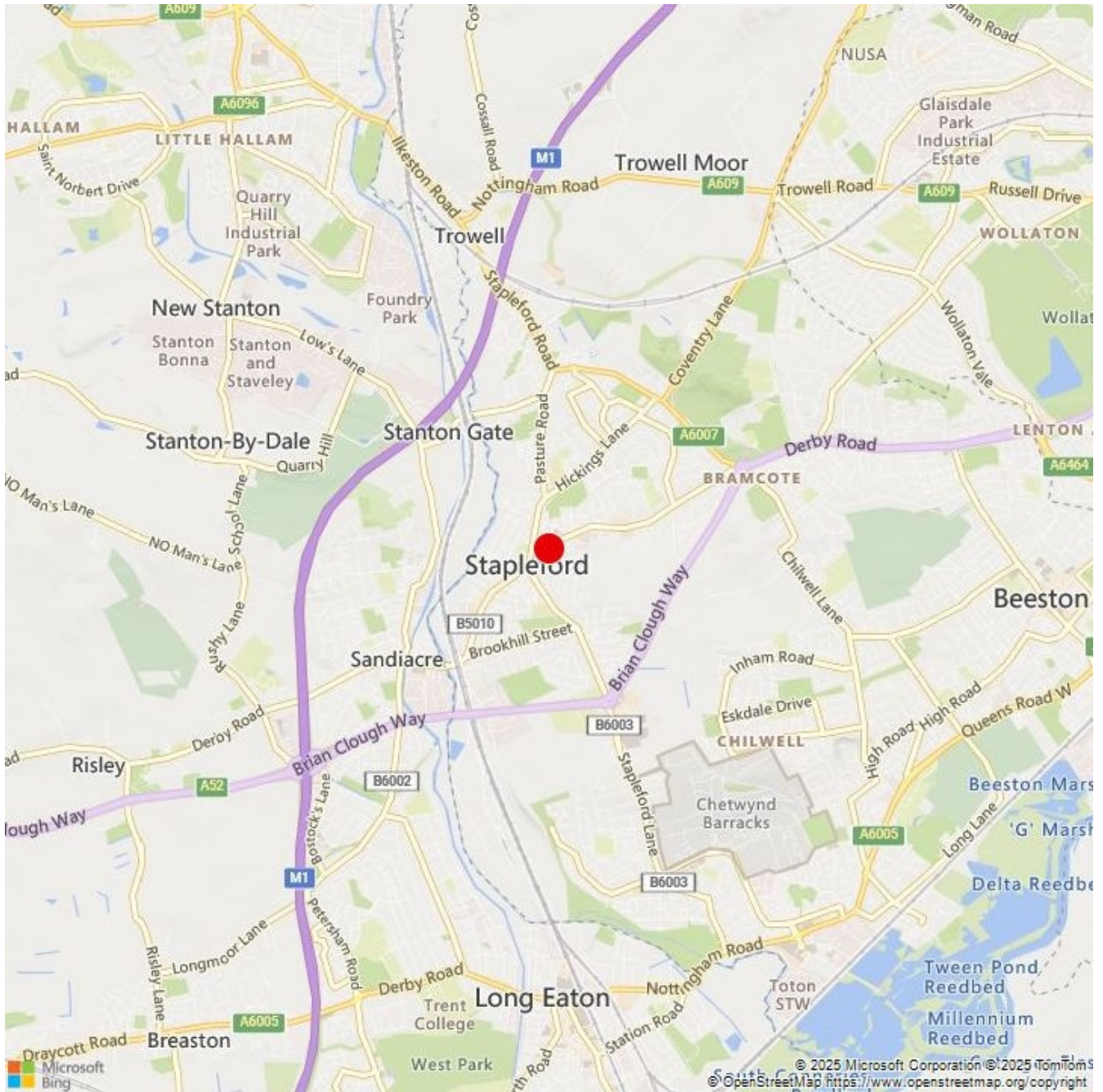
IMPORTANT NOTICE

1) Omeeto are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made by word of mouth or in writing.
2) These particulars do not form part of any offer or contract and "information" must not be relied upon as statements, representations or facts.

3) All measurements, areas and distances are approximate and for guidance. All descriptions, conditions, permission for use and occupations should not be relied upon and it should not be assumed that the property has all necessary planning, building regulation or other consents. Services, equipment and facilities etc have not been tested. Any interested party must satisfy themselves on these matters by inspection, independent advice or otherwise.
4) Photos, video's, virtual tours etc show only certain parts of the property as they appeared at the time of inspection.



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