

REFURBISHED OFFICE, TO LET

8 THE GROVE, PEACHE WAY

Bramcote, Nottingham, NG9 3DX



KEY FEATURES

- Rent: £825.00 per month
- 313 Sq Ft (29.08 Sq M)
- Inclusive Rent
- On-Site parking
- Onsite bookable meeting room
- 3.5 miles from M1 J25
- Attractive lawned garden
- 1.6 miles to Beeston Centre

OMEETO NOTTINGHAMSHIRE

0115 784 4993
nottinghamshire@omeeto.co.uk

omeeto.co.uk

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TO LET - REFURBISHED OFFICE

LOCATION

Bramcote is a well positioned commuter village, between Stapleford and Beeston in the Broxtowe district of Nottinghamshire.

The offices to let are located on Peache Way, just off Chilwell Lane. It is a predominantly residential location, made up of high quality family housing, with Alderman White School just 0.2 miles to the south. Local to The White Lion pub, a Co-Op and Premier shop, each within a 20mins walk.

The office for rent benefits from excellent commuter links being just 0.7 miles from the A52 Bramcote Island, giving direct links into nearby Nottingham, Derby and connecting with J25 M1 just 3.5 miles to the west. Bramcote Lane tram stop direct into Nottingham city is 20mins walk, and bus stops for Beeston, Stapleford and Nottingham within a 10mins walk.

What 3 Word location: winks.prom.orange

DESCRIPTION

Modern serviced office to rent. Bills included. Flexible workspace, perfect for solo professionals, start-ups or growing teams seeking impressive ready-to-use office space in Bramcote.

The inclusive rent covers utilities, heating, waste, maintenance and cleaning. The office can be fully furnished with desk, chair and pedestal or vacant, LED lighting and central heating. Shared modern kitchen, WC and shower facilities, along with an on-site bookable meeting room and informal breakout space.

On-site parking is provided on a first-come, first-served basis. Additional benefits include easy-in easy-out licence terms (minimum 1 year), 24 hour access and access to attractive landscaped gardens.

An excellent option for those looking for offices to rent in Bramcote or serviced offices near Nottingham.

Office 008 is located on the ground floor. Available from January 2027.

ACCOMMODATION

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

FLOOR	Sq Ft	Sq M
TOTAL	313	29.08

PLANNING

The office 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 office uses STP. All parties should confirm the planning position with the relevant Local Authority. The property is GII listed, list ID 1248244.

SERVICES

The office suite offered on an "inclusive" rental basis. Rent includes; water (in shared WC's, kitchens and shower) electric, heating, waste disposal (of general office waste only), maintenance (common area and exterior) and cleaning of common areas.

Super fast broadband is available with packages from £35 per month. Tenants are responsible for payment of 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.

RATING

The property needs to be reassessed for rating purposes. It is anticipated each suite will be within the threshold for 100% small business rates relief.

TENURE

Office to let by way of a new licence for a minimum term of 1 year.

Rent includes; water (in shared WC's, kitchens and shower) electric, heating, waste disposal (of general office waste only), maintenance (common area and exterior) and cleaning.

Super fast broadband is available with packages from £35 per month. Telephones handsets are available from £25 pcm or tenants can arrange their own telephones. Tenants are responsible for payment of 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 £825.00 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

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ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

PAPER COPYING LICENCE

100062569

PARTICULARS UPDATED

23-Sep-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

Chris Wright

01332 840328

07471072799

chrisw@omeeto.co.uk

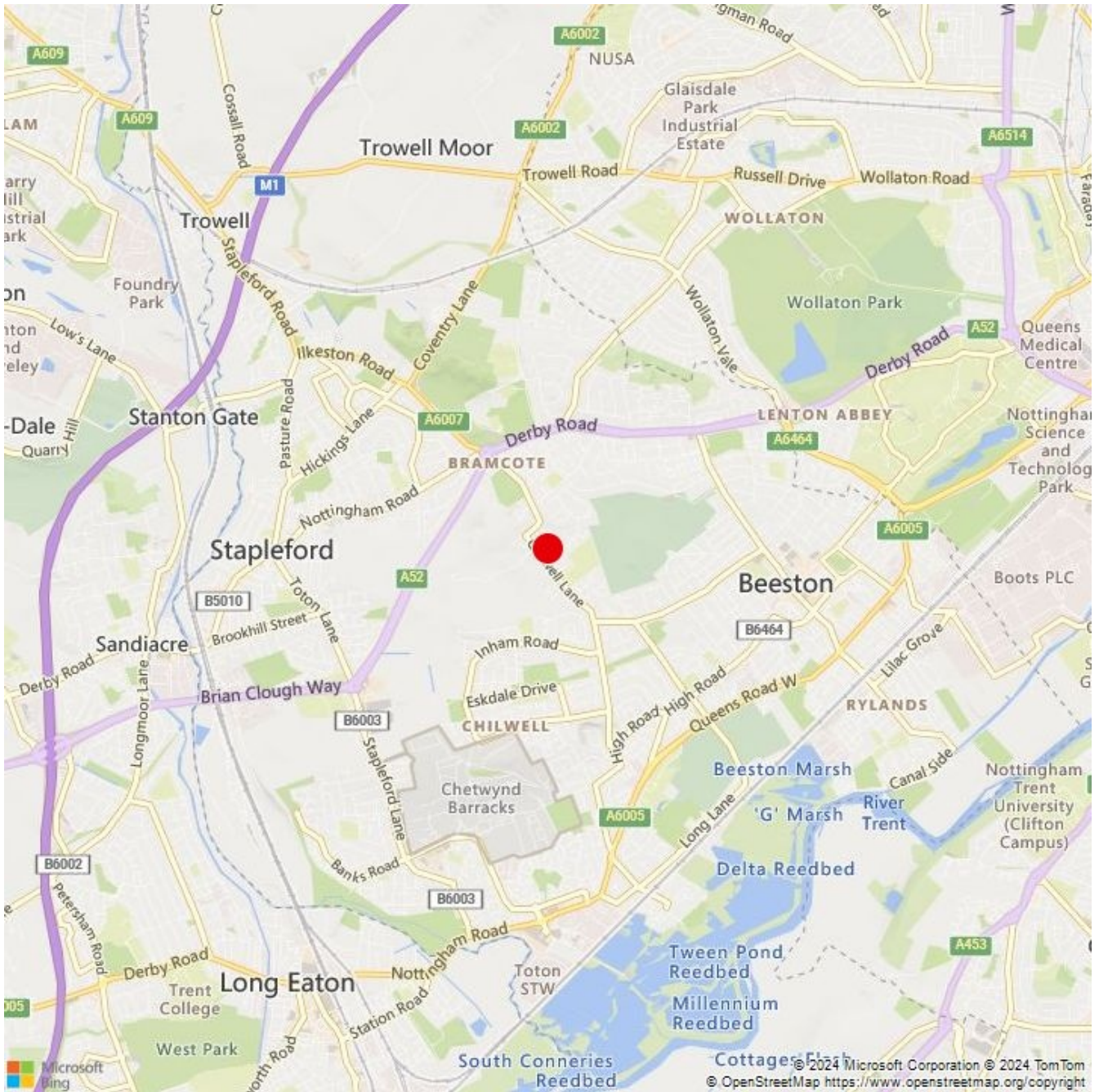
IMPORTANT NOTICE

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.

The OMEETO logo is a white, sans-serif, uppercase wordmark set against a dark red, rounded rectangular background.

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