



**The Renewal Trust Business Centre, 3 Hawksworth Street, Nottingham,
Nottinghamshire NG3 2EG**

Serviced Offices

- ▶ **Range of suites available**
- ▶ **Parking available on site and in immediate vicinity**
- ▶ **Flexible terms considered**

For enquiries and viewings please contact:



Ross Whiting
07921 948501
rwhiting@innes-england.com

Location

The premises are located in close proximity to Carlton Road, Nottingham and are accessible via Clarence Street. Carlton Road is a popular commuter road, linking Nottingham city centre, approximately 0.5 miles away, to Netherfield town centre.

Description

Two storey brick built unit with profile metal cladding at the first floor. The unit benefits from having a communal kitchen on each floor, phone entry system (connected to each suite), a DDA lift, communal meeting rooms, 24 hour access and CCTV.

Individual suites have suspended ceiling panels with LG7 lighting, perimeter trunking and panel heaters.

Accommodation

	Sq M	Sq Ft
Total	14.8	159

A range of accommodation is available with suites from 159 sq ft (1,477 sq m).

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 shop, cafe, restaurant, office, clinics, health centre and day nurseries.

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

Tenure

The suites are available on an all-inclusive package. Further information is available from the agent upon request.

Business Rates

The Tenant will be responsible for the payment of business rates to the Local Authority. A guide is available from the agents upon request.

Rent

The suites are available on an all inclusive package. Further information available from the agent upon request.

VAT

All sums quoted exclusive of VAT if applicable.

Legal Costs

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

Viewings

By appointment with the sole agents.

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