

MUSSON LIGGINS

Chartered Surveyors · Property Consultants · Valuers

·PROPERTY·

30 Clarendon Street
Nottingham
NG1 5HQ
Tel: 0115 941 5241

·PARTICULARS·

TO LET

**FLEXIBLE OFFICE ACCOMMODATION
WITH CAR PARKING**



Rents from only £9.50 per square foot

100 m² (1,076 ft²) to 350 m² (3,769 ft²)

**HAMILTON HOUSE
9 HUCKNALL ROAD
NOTTINGHAM
NG5 1AE**



INTRODUCTION

The property comprises one of Nottingham's renowned late Victorian/early Edwardian developments which in its original form was a substantial and individual residence which in more modern times has been converted for use as B1 offices.

THE PROPERTY

The property provides for a number of individual managed office suites providing flexible accommodation and car parking.

The property provides for available space to the whole of the Ground Floor and part of the 2nd floor.



LOCATION

The subject property is prominently located at the junction of Hucknall Road and Clinton Avenue, a short distance from the junction of Hucknall Road with Mansfield Road (A60).

The property presents frontages to both Hucknall Road, Clinton Avenue and to Hamilton Road in the heart of Sherwood Rise, 2 miles to the north of Nottingham City Centre.

AVAILABLE ACCOMMODATION

Ground Floor Offices	182 m ²	1,962 ft ²
2nd Floor Offices	100 m ²	1,076 ft ²

Individual office suites are also available, subject to availability, from 200 ft².

CAR PARKING

Allocated car parking spaces are provided with this suite.

PLANNING

The premises are currently being used for office purposes, in accordance with Use Class B1.

LEASE TERMS

The asking rents from **£9.50 per square foot** per annum exclusive.

The lease will be excluded from the Security of Tenure Provisions of the Landlord & Tenant Act 1954, Part 2, Sections 24 – 28.

SERVICE CHARGE

A service charge will be levied at approximately **£2.70 per square foot** (based upon 2010 figures).

VAT

VAT will be applicable at the standard prevailing rate.

VIEWING

Strictly by appointment only through the sole agents:

**Musson Liggins
30 Clarendon Street
Nottingham
NG1 5HQ**

**Tel: 0115 941 5241
Fax: 0115 950 0946**

Please ask for:

**David Bladen
dcb@mussonliggins.co.uk**

SUBJECT TO CONTRACT

ML/ DCB/304





Hamilton House

Location Plan (For Identification Purposes Only)



Example Ground Floor Office



Reception Area

PROPERTY MISDESCRIPTIONS ACT 1991 NOTICE

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- i) The particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, any offer or Contract;
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- 1 All dimensions, distances and floor areas are approximate and for guidance purposes only.
- 2 Information on tenure or tenancies has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Purchasers/Lessees are strongly recommended to have this information verified by Solicitors.
- 3 Information as to Rating matters and Town and Country Planning matters has been obtained by verbal enquiry only from the appropriate Local Authority. Interested parties are recommended to verify this information in writing prior to entering into any commitment to purchase or lease.
- 4 All plans supplied by the Agents are provided solely to assist in the identification of the property.
- 5 All figures quoted are exclusive of VAT unless expressly stated to the contrary. All interested parties are strongly recommended to satisfy themselves as to the position on VAT by independent written enquiry.
- 6 All information on the availability of mains services is based on information supplied by the Vendor/Lessor. All other statements regarding service installations do not warrant the condition or serviceability of the installations referred to.

All statements contained in these particulars are believed to be correct, but their accuracy is not guaranteed, nor do they form any part of any contract or warranty. Unless specified to the contrary, interested parties should note that all distances and floor areas are approximate and are given for guidance purposes only and information on tenure or tenancies has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Lessees are recommended to have this information verified by their Solicitor and Chartered Surveyor.



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