



18a Market Place
Bingham
Nottingham
NG13 8AP

£40,000
per annum exclusive

TWO SELF CONTAINED OFFICE UNITS

217.5 sq m (2,341 sq ft)

Approximate Net Internal Area

TO LET

FEATURES INCLUDE....

POPULAR LOCATION | PROMINENT POSITION | SECURE GATED PARKING

Location

Bingham is a popular market town situated approximately 10 miles from Nottingham City Centre. The town is conveniently situated with good transport links to the M1 and A1 motorways via the A46.

The property occupies a prominent position overlooking the market square.

Description

The property comprises an imposing two-storey Georgian office building.

The property is currently split into two self-contained office units available as a whole or individually.

Unit 1: Consists of 4 Office suites arranged over the ground floor with two lobby areas, Kitchenette & W/C facilities and reception area.

Unit 2: Consists of 3 office suites arranged over the first floor with a lobby/ kitchenette, w/c facilities and reception area & basement storage

Secure parking is available to both units accessed via Station Street. There are a total of 12 parking spaces available.



Accommodation

GF Unit 1	109.18 m ² / 1,175 ft ²
1F Unit 2	108.35 m ² / 1,166 ft ²
TOTAL	217.53 m² / 2,341 ft²
Basement	12.32 m ² / 132 ft ²

Approximate Net Internal Floor Area

Planning

We understand that the property has planning consent within use classes B1 (Office).

For further information please contact Rushcliffe Borough Council on 0115 901 3901.

Business Rates

2017 Rateable Value	TBC
Rates Payable 2017/2018	TBC

Rent

- Ground & First Floor Combined £40,000 per annum exclusive.
- Ground Floor Only £23,000 per annum exclusive.
- First Floor Only £17,500 per annum exclusive.

Terms

The property is available by way of New FRI Lease in its entirety or on a per floor basis for a term of 5 years

VAT

Unless stated all prices are quoted exclusive of VAT.

Legal Costs

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

Energy Efficiency Rating

A copy of the Energy Performance Certificate is available upon request.

Services

We understand that gas, electricity, water and drainage are connected to the premises. However, we recommend that interested parties contact the relevant service providers to confirm this.

Viewing

Strictly by prior appointment through the joint letting agents, Musson Liggins.

Contact: Jack Farrell
Tel 0115 941 5241
Email: jf@mussonliggins.co.uk

Joint Agency

In partnership with Bruton Knowles.

Contact: Nick Land
Tel 0115 988 1160
Email: nick.land@brutonknowles.co.uk