



First Floor
Brigade House
5 Albion Street
Beeston
Nottingham
NG9 2PA

£20,000
pax

LEASEHOLD

SELF CONTAINED FIRST FLOOR OFFICE

135.90 m² (1,355 ft²)

Approximate Net Internal Area

TO LET

FEATURES INCLUDE....

FULLY REFURBISHED | WC AND KITCHENETTE FACILITIES | PASSENGER LIFT | GOOD TRANSPORT LINKS

Location

The subject property is located with a frontage to Albion Street in the suburb of Beeston

Derby Road (A52) passes through the very Northern Point of the town which links Derby to Nottingham and also passes through Junction 25 of the M1 motorway which is approximately 4.0 miles away. The A6005 road runs through the town to the southeast of the town centre as do the B6006 and B6464 routes which pass through the centre of Beeston.

The subject property is a short walk away from Beeston Town Centre which is located to the south. Both Beeston Train Station, together with the Nottingham Tram network are also located within walking distance of the property.

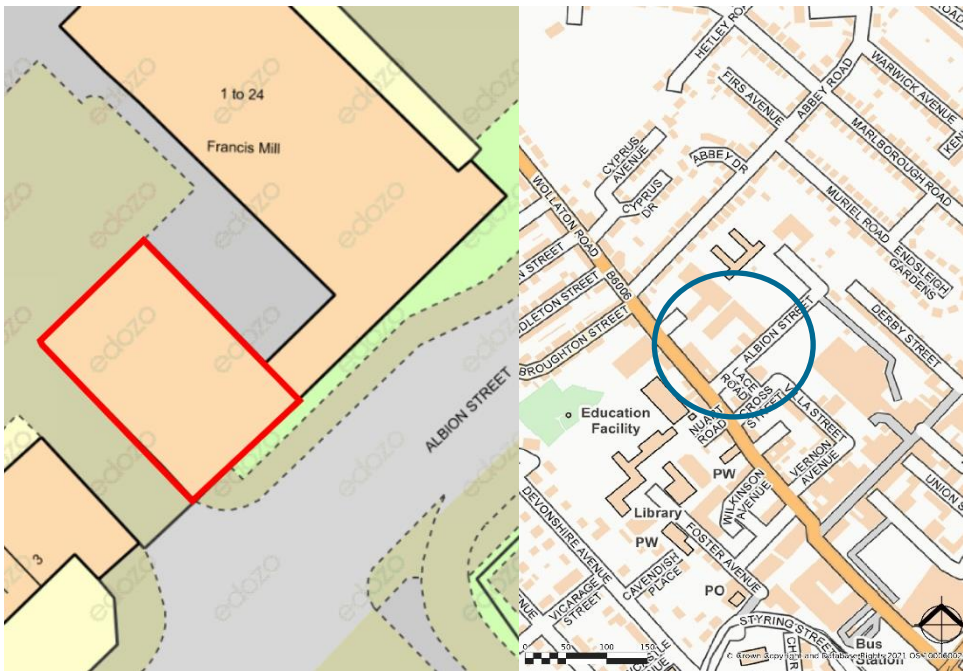
Description

The premises comprise of a two storey converted Grade II Listed Victorian Mill which provides attractive office accommodation finished to a high standard.

To the rear of the unit are stairs and a lift to the upper floors. At mezzanine level is a meeting/staff room with male and female WCs and a kitchenette. At first floor level is an open plan office with attractive vaulted ceiling.

The accommodation is attractively presented with exposed brick walls, carpeted flooring, feature lighting, central heating and floor boxes ready for power and data cabling.

Contract parking spaces are available within the development. Further details are available upon request.



Accommodation

Mezzanine Room	28.70 m ² / 201 ft ²
Mezzanine Kitchen	5.30 m ² / 57 ft ²
First Floor Office	101.90 m ² /1,097 ft ²

Total 135.90 m²/1,355 ft²

Approximate Net Internal Floor Area

Plan View

Map View

Planning

Interested Tenants must satisfy themselves that the premises have consent for their intended use.

For further information, please contact Broxtowe Borough Council on 0115 917 77 77

Rent

£20,000 per annum exclusive

Flexible Terms

The premises are available on a new Lease on terms to be agreed.

Service Charge

A Service Charge will be payable in addition to the Rent to cover Business Rates, insurance and utility costs. Further details are available from the Agent.

VAT

VAT will be payable in addition to the rent at the standard rate.

Legal Costs

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

EPC

A copy of the EPC is available upon request.

Viewing

Strictly by prior appointment through the Sole Agents, Musson Liggins.

First Floor Office Space

