

TO LET

OFFICES TO LET

Nov. 2009

**GROUND FLOOR OFFICE SUITE
TWO ADJOINING GROUND FLOOR ROOMS
34 MILLICENT ROAD
WEST BRIDGFORD
NOTTINGHAM
NG2 7PZ**

**REFURBISHED ACCOMMODATION IN A PLEASANT ENVIRONMENT
WITH OFF ROAD CAR PARKING**



- Popular location
- Car parking available
- Refurbished to a high standard
- Phone and broadband
- Existing Ground Floor Tenant Established Beauty Training School and Wholesale Beauty Supply Company

Contact:

**Peter Blythe Office Tel: 0115 9818317 Fax: 0115 9817053
Email: peterblythe@e-kwip.co.uk**

WEST BRIDGFORD GROUND FLOOR OFFICE SPACE TO LET

34 MILLICENT ROAD WEST BRIDGFORD NOTTINGHAM NG2 7PZ

LOCATION

The property is situated at the junction of Millicent Road and William Road close to West Bridgford Town Centre and only one and half miles from Nottingham City Centre. The property is easily found from the city and the A52, A60 and A606 provide good access.

The property is located at 34 Millicent Road that links Musters Road and Bridgford Road being main interior routes through West Bridgford.

The front of the property can be viewed from the William Road car park entrance.

The precise location is shown on the map at the back of these particulars.

THE PROPERTY

Cosmetic Consultants Beauty Training School, Beauty Salon Products and Equipment Wholesaler occupy the majority of the ground floor. There is a shared pedestrian access from William Road and the car park, illustrated by the photo on the front cover.

All the rooms and common areas have been recently refurbished to a high standard and will be fully equipped to the highest standard.

The space available consists of 2 adjoining light and airy Ground Floor rooms with shared kitchenette and male and female toilets.

PLANNING

The property has existing planning consent for commercial use in accordance with class B1.

ACCOMMODATION

Ground Floor Office Suite

Reception Office Area (est. 138 sq. ft.)

Direct access from Main front Entrance Hallway.

Features:

- East facing bay windows
- 3 metre ceilings
- 2 Double power sockets
- Radiator
- Telephone point

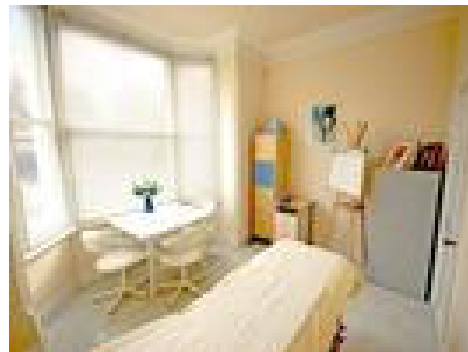


Inner Front Office Area (est. 135 sq. ft.)

Access from Reception Office Area.

Features:

- South facing bay windows
- 3 metre ceilings
- 2 Double power sockets
- Radiator
- Telephone point



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FACILITIES

This Ground Floor Office benefits from a small shared Kitchenette area for Tea / Coffee preparation with s. s. sink and drainer with base unit storage.

1 Shared Cloakroom facility with 1 male and 1 Ladies Toilet & w. h. basin.

CAR PARKING

The available rooms benefit from optional allocated car parking spaces within the car park to the property accessed from William Road.



SERVICE CHARGES

Car Parking

Places on site £20 / week optional and subject to availability.

Telephone 3 lines available (optional)

Line rental and call charges.

Broadband Internet Access (optional)

Initial set up charge £65 per connection if required.

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TERMS

Ground Floor Office Suite

Reception Office Area Inner Front Office Area

The Ground Floor Office suite is available on a 1-2 year Lease with rent payable monthly in advance.
Initial deposit of 3 months rental.

£9480.00/p.a.

£790.00/c.m.

The monthly rental includes the following:

- Business rates
(accounting for small business rate relief)
- Water rates
- Electricity
- External Repairs
- Upkeep of common areas
- Building Insurance
- Gas fired central heating
- Broadband Internet Access

These Services are NOT currently subject to VAT.

LOCATION PLAN

