



Modern Open Plan Refurbished Office Suite 4,675 Sq Ft (434.31 Sq M)

- Available Now
- Close Proximity to J25, M1
- Established Commercial Location
- 20 Allocated Car Parking Spaces

Modern Open Plan Refurbished Office Suite

4,675 Sq Ft (434.31 Sq M)

Location

Media House is situated on the established Boulevard Estate on Padge Road in Beeston. The property lies approximately 0.8 miles from Beeston Town Centre and 3.5 miles from Nottingham City Centre. It is also conveniently positioned around a 15 minute drive (6.2 miles) from Junction 25 of the M1 motorway and just 2 miles (approx a 6 min drive) from Nottingham's outer ring road.

The location benefits from excellent public transport connections, with the NET tram network, Beeston railway station, and multiple bus routes all within walking distance.

Nearby occupiers include Royal Mail, Mediamaker, and Boots.

Description

The property forms part of Media House, a detached, two-storey modern office building of brick and blockwork construction. It benefits from a fibre internet connection, intercom system, intruder alarm and a bike store. The building offers a shared entrance, along with shower and WC facilities.

The suite has recently been refurbished to a high specification and provides predominantly open-plan accommodation, ready for occupier fit out. Externally, the suite has the use of 20 allocated car parking spaces.

Key Specification:

- New Carpets
- Perimeter Trunking
- Suspended Ceilings
- LED Lighting
- Air conditioning - heating and cooling
- Upgraded WC facilities
- Kitchenette

Accommodation

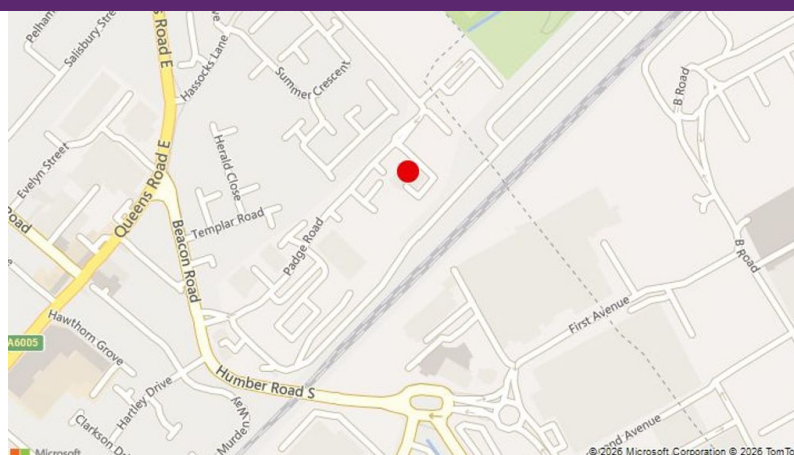
DESCRIPTION	SQ FT	SQ M
First Floor Suite (Office 2)	4,675	434.31
TOTAL	4,675 SQ FT	434.31 SQ M

Rateable Value

The business rates are part of a larger assessment for the building and therefore will need to be re-assessed upon occupation.

EPC Rating

EPC Available upon request.



Terms

The premises are immediately available by way of a new full repairing and insuring lease at an initial rent of £75,000 per annum

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

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