



An opportunity has arisen to rent the ground floor of this detached property offering approximately 70sqm of useable internal space.

Previously used as a hair salon for a number of years, the unit lends itself to a similar type of business or beauticians, as well as could be put to other uses such as offices, ideal for those who have previously worked from home and now looking to expand their business. The unit is also ideal for consultancy rooms, etc.

The accommodation is centrally heated and currently semi open plan with a large useable open space that could be sub-divided if required. There is a staff room, kitchen and WC.

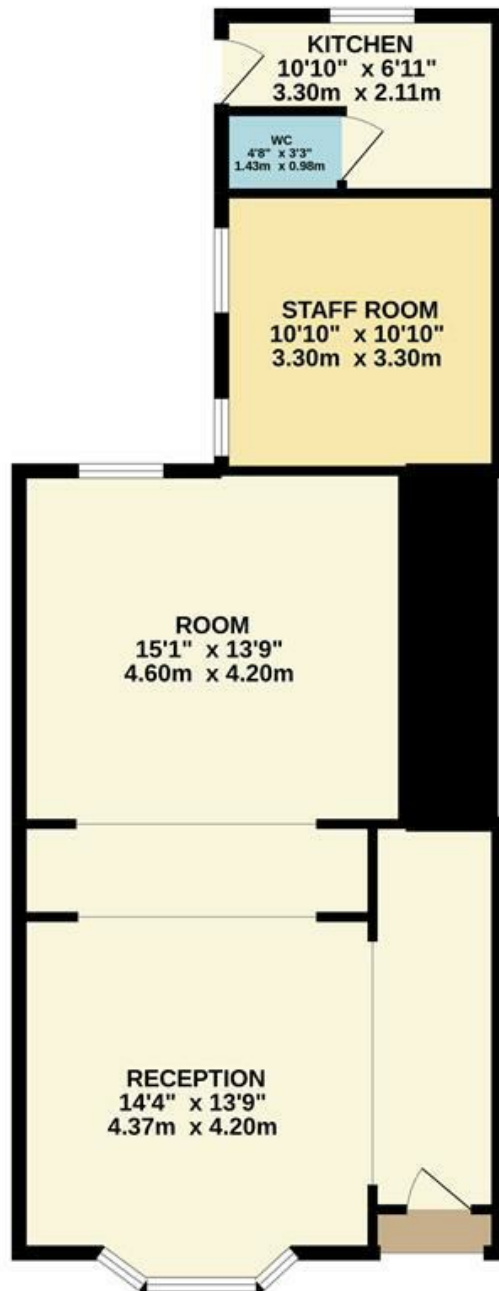
Situated on a busy thoroughfare on the old Derby Road linking Nottingham and Derby. There is a large residential suburb within walking distance, the A52 and Junction 25 of the M1 motorway is a few minutes drive away.

Available immediately on flexible terms. For more information and to view the property, please call the Stapleford Branch of Robert Ellis on (0115) 949 0044.

**108 Derby Road,
Sandiacre, Nottingham
NG10 5HU**

£695 PCM

GROUND FLOOR
721 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA : 721 sq.ft. (67.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.