

**A TWO STOREY PURPOSE
BUILT OFFICE BUILDING.**

**48 Wollaton Road, Beeston, Nottingham,
NG9 2NR**

£1,000 PCM

0115 9490044



/robertellisestateagent



@robertellisea

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An opportunity has arisen to let a purpose built two storey office building offering approximately 105sqm (1130sqft) of internal space.

This relatively modern office development offers ready to move into accommodation to a high internal spec with gas fired central heating and ample CAT5 network points. The accommodation is arranged over two floors with an entrance lobby leading to the reception office with double doors leading to a rear office. Also located on the ground floor is a kitchenette and staff WC facilities. To the first floor are two further generous offices, one previously used as a meeting room.

Situated within the town centre of Beeston on a prominent and convenient position with the benefit of off-street parking for two vehicles in a courtyard shared with others. There are a number of public car parks within easy walking distance of the unit, great for clients and customers. Beeston is a busy and vibrant market town with a wealth of businesses, shops and facilities, as well as good transport links with bus, tram and train links to near and far.

Whilst ideal for office space, the unit could be put to other uses such as consultancy rooms, etc.

Available immediately on a new internal repairing lease.

ENTRANCE LOBBY

Secure key code entry system, stairs to the first floor, door to front office.

FRONT OFFICE/RECEPTION 16'11" x 9'10" increasing to 11'8" (5.18 x 3 increasing to 3.56)

Door to kitchenette and double doors to rear office.

REAR OFFICE 14'4" x 15'3" (4.38 x 4.67)

KITCHENETTE

Sink unit, access to staff WC facilities.

FIRST FLOOR LANDING

Giving access to the first floor offices.

FRONT OFFICE 19'0" x 15'4" reducing to 5'11" (5.81 x 4.68 reducing to 1.82)

REAR OFFICE 14'4" x 15'3" (4.37 x 4.67)

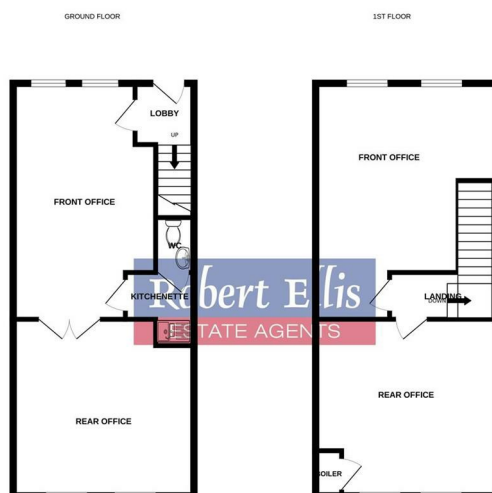
Making an ideal meeting room with cupboard housing gas combination boiler (for central heating and hot water).

OUTSIDE

The property fronts the pavement and has the benefit of two parking spaces in a communal rear courtyard.

AGENTS NOTES

The rent is £1000 PCM on an exclusive internal repairing basis with a lease term to be negotiated. All services are provided to the property. The tenant is responsible for all outgoing.



While every effort has been made to ensure the accuracy of the figures contained here, measurements are approximate. The plan for the ground floor is for information only and should not be used as a basis for any contract. The plan for the first floor is for information only and should not be used as a basis for any contract. The plan for the ground floor is for information only and should not be used as a basis for any contract. The plan for the first floor is for information only and should not be used as a basis for any contract. Made with AutoCAD 2012

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.