



2 Cross Street  
Beeston, Nottingham NG9 2NX  
**£10,000 Per Annum**

A MODERN TWO STOREY SELF  
CONTAINED OFFICE SUITE  
OFFERING APPROXIMATLEY  
86.1SQM OF USEABLE SPACE.

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Currently offering two offices to the ground floor totaling approximately 40.1sqm with ground floor kitchen and staff toilets with two further offices to the first floor providing a further 42sqm of space. Situated in a purpose built modern office development with the benefit of two allocated car parking spaces.

Situated in this prime position within the town centre of Beeston, a bustling and much improved market town with fantastic transport links with the benefit of a train station with direct access to London St Pancras and Nottingham city, tram station, bus station and good road links being a short drive to the A52 linking Nottingham, Derby and Junction 25 of the M1 motorway.

Beeston has a busy commercial centre with a range of national independent retailers, a host of bars, restaurants, pubs, etc, as well as Sainsburys and Tesco supermarkets.

Available on a lease from June 2022.

### ENTRANCE LOBBY

Stairs to the first floor and access to Office One

OFFICE ONE 18'11" x 12'9" (5.77 x 3.89)

OFFICE TWO 16'4" x 13'5" (5 x 4.11)

STAFF KITCHEN 5'9" x 5'2" (1.76 x 1.6)

### STAFF REST ROOM FACILITY

Comprising wash hand basin, low flush WC

### FIRST FLOOR LANDING

OFFICE THREE 18'11" x 12'8" (5.77 x 3.87)

OFFICE FOUR 14'9" x 13'1" (4.5 x 4)

### COMMS CUPBOARD

### PARKING

The unit has two allocated car parking spaces located in a rear courtyard.

### LEASE INFORMATION

Rent is £10,000 per annum on a full repairing (FR) lease with the landlord re-charging for building insurance. The rent is subject to VAT.

### RATES

Ratable value is £8800. This is not the amount payable but used to calculate business rates. For example, the current small business rate multiplier is 49.9p making the current rates payable £4312 per annum. As the ratable value of £12000, it may be possible to apply for small business rate relief. For more information, please contact Broxtowe Borough Council.



While every effort has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, masses and any other items are approximate and to be used only as a guide. The landlord, agent and any other person involved in the transaction shall not be liable for any errors or omissions. This plan is for illustrative purposes only and should not be used for any other purpose. The landlord, agent and any other person involved in the transaction shall not be liable for any errors or omissions. This plan is for illustrative purposes only and should not be used for any other purpose. Date: 15/09/2022 10:00

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.