

Ben Arran House
Wigwam Lane
Hucknall
Nottingham
NG15 7SZ

TO LET

- Office accommodation from 749 – 1,543 sq ft
- Conveniently located for easy access to J27 of the M1 Motorway
- Up to 12 months' rent free available (subject to other terms)
- Competitive rent on offer
- On-site secure car parking
- Immediately available



All enquiries/
viewing
requests to:



Scott Osborne
07894 587809
sosborne@innes-england.com



Laura Jardine
07738 219899
ljardine@innes-england.com

0115 924 3243
www.innes-england.com

Location

The subject premises are prominently located at the end of Wigwam Lane in Hucknall, one of the main commercial districts in the town. The area is of mixed use within close proximity to Hucknall town centre just circa 0.7 miles north west, providing ready access to retail and leisure amenities and excellent public transport links with Hucknall Railway station and dedicated NET Tram stop providing connections to Nottingham City Centre and surrounding conurbations.

Good road connections also serve the property with the A611 approximately 1.5 miles from the premises which in turn links to Junction 27 of the M1 motorway approximately 3.5 miles due west.

Description

The premises comprise a modern three storey high quality office building with secure car parking.

The office accommodation is accessed off an impressive communal entrance/reception area with an 8-person passenger lift and benefits from the following specification: -

- Suspended ceilings with inset Category II lighting
- Carpet covered floors
- Perimeter trunking
- Gas central heating
- Intercom system

There are associated WC's and shared kitchen facilities on each floor.

There is direct access to the rear car park from Suite 6, therefore, this unit may be suitable for a trade counter use or similar, subject to obtaining any requisite consents.

Accommodation

Floor	sq m	sq ft
First - Suite 2	143.36	1,543
First - Suite 3	136.72	1,472
Ground - Suite 6	69.61	749
Total	349.69	3,764

(Measurements are quoted on a Net Internal Area basis, in accordance with the RICS Code of Measuring Practice, 6th Edition).

Car Parking

Extensive on site secure car parking is available to the front of the property, with an additional overflow car park to the rear.

Planning

We understand from Ashfield District Council that the premises have planning consent for B1 (Office) Use within the Town & Country Planning (Use Classes) Order 1987 and its subsequent amendments.

Alternative uses may be permitted, subject to obtaining any requisite consents. Interested parties are advised to contact the Local Planning Authority.

Terms

The suites are available on new lease terms to be agreed.

Rent

Upon application.

Business Rates

From information taken from the Valuation Office Agency (VOA) website, the property is described as "Offices & Premises" and each Suite is currently assessed separately as follows:

Suite 2: Rateable Value: £13,250
Suite 3: Rateable Value: £12,250
Suite 6: Rateable Value: £6,900

Service Charge

A service charge will be levied to cover a proportionate amount of the costs incurred by the landlord for external building repairs and maintenance, upkeep and maintenance of the common parts, buildings insurance etc.

The passing level of service charge is available from the agents.

Energy Performance Certificate

EPC Rating D- 86

Value Added Tax

VAT is not currently payable on the rent. The Landlord reserves the right to elect to charge VAT in the future.

All other sums quoted are exclusive of VAT if applicable.

Viewing

By appointment with the sole agents.

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On-site secure car parking



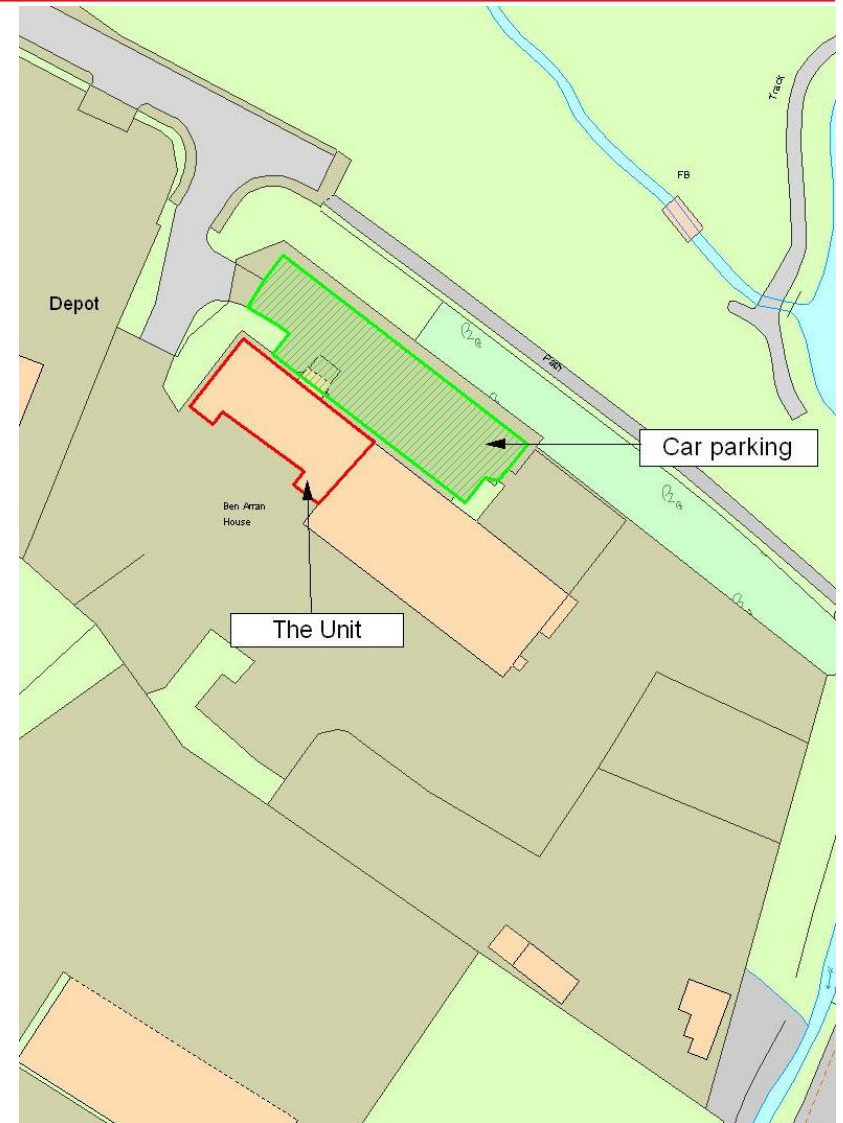
Excellent public transport links with NET Tram and Railway station within 1 mile



Typical internal office specification



Good road connections with J27 M1 Motorway just 3.5 miles west



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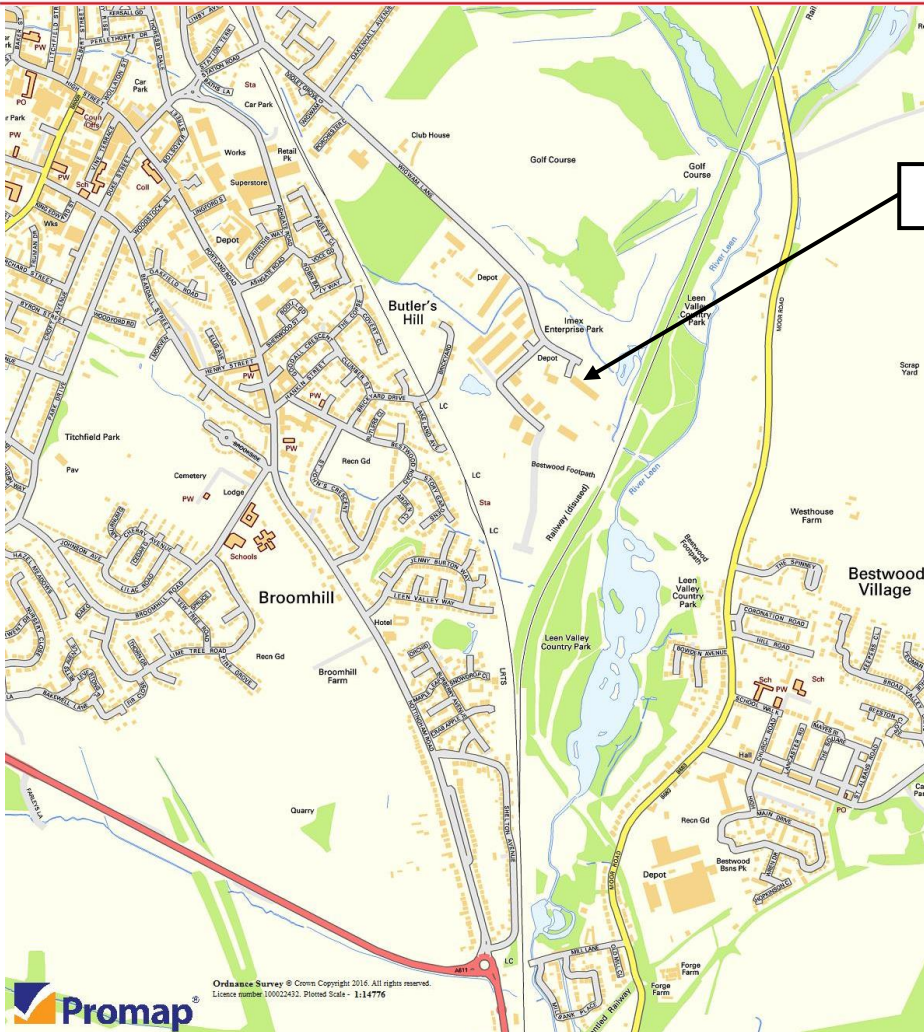


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The Property



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