A former medical centre consisting of a detached two storey building on securely fenced and gated site

384.9m² (4,143ft²)

- Suitable for a range of options including D1 users, office users or redevelopment (STP)
- Large site area of 0.39 acres
- Securely fenced and gated site with car parking
- Good quality two storey building

To Let / May Sell
Location

The property is located on Calverton Drive within Strelley with easy access to the A6002 and the A610 linking the property to both the M1, Junction 26 and Nottingham City Centre within 15 minutes drive time.

Directly within the vicinity of the property is Broxtowe Business Centre, Strelley Social Club, Djanogly Strelley Academy School, as well as several residential dwellings.

The Property

The property is presented as a purpose built medical centre constructed in the late 1990s. The property is a two storey brick elevation building with a mono-pitched roof fronting onto a tarmac car park with a securely gated and fenced entrance.

The property has been split into cellular offices or medical rooms with a central open plan reception room.

The property has the following specification and features:

- Perimeter trunking and cabling
- Cat 2 lighting
- Gas central heating
- WC and kitchen facilities (both floors)
- Tile carpet flooring
- Cellular office rooms or medical rooms
- Good quality car parking
- Securely fenced and gated site
Accommodation
From measurements taken on site we calculate the following Gross Internal Areas (GIA):

384.9m² (4,143ft²)
(This information is given for guidance purposes only)

Rent
A new lease for a number of years to be agreed is available at a quoting rent of:

£37,500 per annum
(Thirty Seven Thousand Five Hundred Pounds)

Price
The Vendor will consider selling the property at a figure of:

Price on application

EPC
The EPC is available upon request.

Business Rates
From investigations on the Valuation Office Agency website we understand the following:

Rateable Value: £24,500
Rates Payable: £12,000
(This information is given for guidance purposes only)

VAT
It is understood that VAT is applicable to either the rent of purchase price.
For further information or to arrange to view please contact:

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