



3 Cabourn House
Station Street
Bingham
Nottingham
NG13 8AQ

£12,000
per annum exclusive

REFURBISHED GROUND FLOOR OFFICE

79.9 sq m (860 sq ft)

Approximate Net Internal Area

TO LET
By Way of Assignment
Sub-Lease or New Lease

FEATURES INCLUDE....

FULLY FURNISHED OFFICE | KITCHEN AND WC FACILITIES | SEPARATE BOARDROOM | 3 SECURE PARKING SPACES

Location

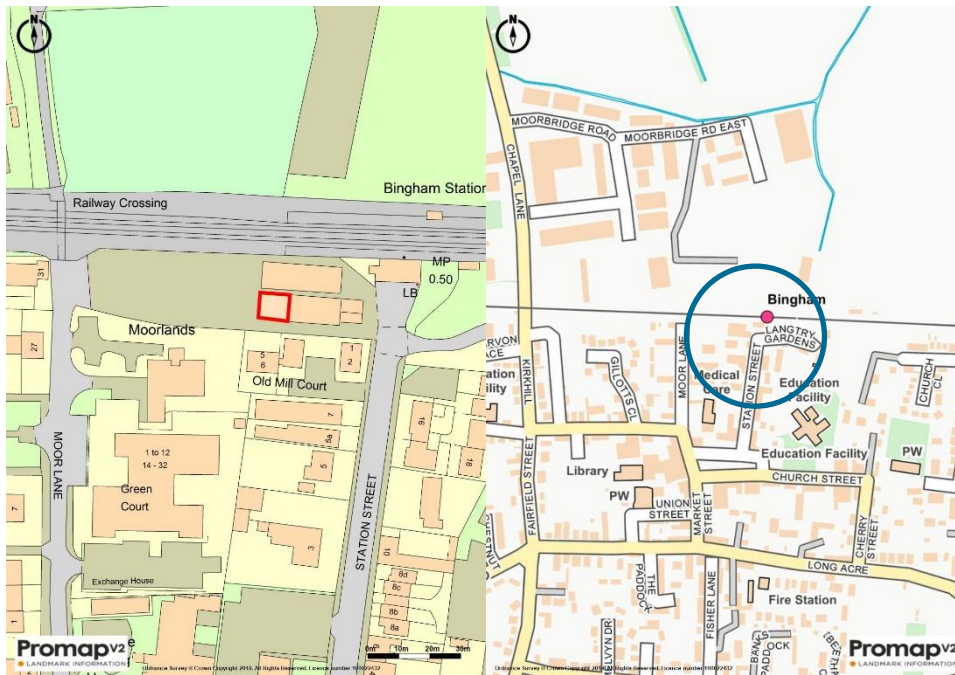
Bingham is a popular market town in the borough of Rushcliffe, situated approximately 10 miles from Nottingham City Centre. The town is conveniently situated for with good transport links to the M1 and A1 motorways via the A46. The A46 links with the A52 which heading west leads to Nottingham City Centre, approximately 10 miles due west of the subject premises.

The property is located on Station Street, adjacent the railway and a short walk from the centre of Bingham.

Description

The subject premises are accessed via the right-hand side of the front elevation, the property is of brick & blockwork construction beneath a pitched roof.

Externally there are 3 car parking spaces available in the designated parking area to the front of the building



Accommodation

GF Offices

79.9 m² / 860 ft²

Approximate Net Internal Floor Area

Map View

Plan View

Planning

We understand that the property has planning consent for its current use.

For further information please contact Rushcliffe Borough Council on 0115 981 9911.

Business Rates

2017 Rateable Value £4,750

Rates Payable 2018/2019 £2,280

Rent

£12,000 per annum exclusive.

Terms

A 10 year Lease from 27th November 2019 incorporating a Tenant only Break option at the end of the third year of the term upon provision of 6 months prior written notice, on an Internal Repairing and Insuring Basis.

Alternatively the premises may be available by way of a new Lease of years to be agreed.

VAT

Unless stated all prices are quoted exclusive of VAT.

Service Charge

There is a Service Charge which covers expenses incurred relating to communal areas, further information is available upon request.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Energy Efficiency Rating

A copy of the Energy Performance Certificate is available upon request.

Services

We understand that mains services are connected to the premises. However, we recommend that interested parties contact the relevant service providers to confirm this.

Viewing

Strictly by prior appointment through the Sole Agents, Musson Liggins.