

**TO
LET**

- First floor accommodation
- Cat 5 cabling
- CCTV installed
- On site car parking
- NIA 1,928 sq ft (179.10 sq m)



16 Olga Road, Carlton, Nottingham, NG3 2NW

Location

Carlton, a predominantly residential suburb, lies to the north east of Nottingham City Centre accessed via Carlton Road/Carlton Hill (B686).

The property is located close to the junction of Olga Road with Carlton Road approximately 2 miles north west of Nottingham City Centre.

Description

The property comprises a free standing two storey property of brick construction with a pitched roof over, this having been recently re-clad in PVC coated insulated panels. The first floor accommodation has the benefit of the following:

- UPVC double glazing
- WC facilities and kitchen/tea making facilities
- Gas fired boiler serving radiators

Externally the property has the benefit of forecourt parking for approximately 7 vehicles.

Accommodation

	sq m	sq ft
First Floor	179.10	1,928
Total	179.10	1,928

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

Planning

The last use of the property was office accommodation. All interested parties are advised to make their own specific enquiries of the Local Planning Authority (Nottingham City Council).

Terms

The property is available on a new lease. Rent and terms are available upon request.

Business Rates

The property is currently assessed as a whole building and would need to be assessed for rates upon occupation.

Value added tax

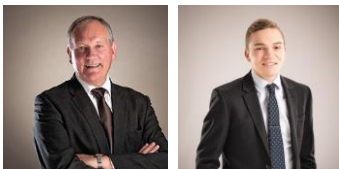
All sums quoted exclusive of VAT if applicable.

Legal Costs

Each party will bear their own legal costs incurred in the transaction.

Viewing

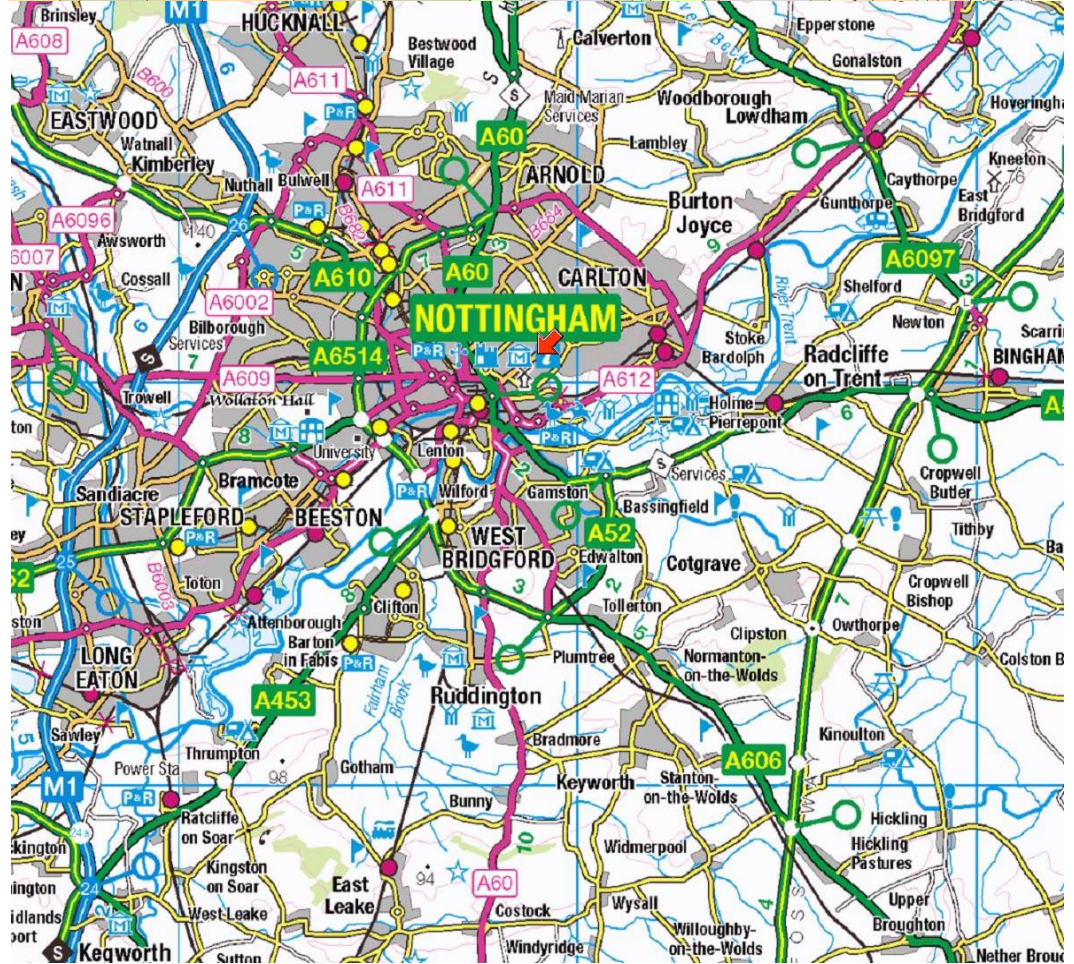
By appointment with the sole agents.



All enquiries / viewing requests
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