
8 Clinton Terrace | Derby Road
Nottingham | NG7 1LY

A self contained prominent office building with excellent car parking

268m² (2,884ft²)



- Highly prominent easily accessible front door office building
- Three floors of offices
- 18 to 20 parking spaces
- Overlooking The Park Estate
- Immediately available
- Suited to a variety of uses e.g. health / clinic (STP)



To Let /
May Sell



Location

8 Clinton Terrace offers a rare opportunity for a company to acquire a self contained prominent and easily accessible office building within 0.5 miles of Central Nottingham with excellent parking.

The property fronts the A52 Derby Road within close proximity of a number of bus routes linking Central Nottingham with the QMC and the western quadrant of the city.

In the post Covid climate the building offers self contained offices which are easily accessible by car, public transport or bike.

EPC

An EPC has been commissioned and will be available shortly.

Description

The property presents as a two storey building to Derby Road with brick and clad elevations under a flat roof with four / five car parking spaces to the front of the property.

At the rear the building is three storeys accessed from Western Terrace into the large car park accommodating up to 15 cars. Features of the specification include:-

- Ground floor entrance reception
- Feature spiral staircase to lower ground floor and first floor offices
- Male and female WCs and kitchenettes to all floors
- Carpet and vinyl floor finishes
- Plaster emulsioned walls
- Gas fired central heating
- Suspended ceiling with inset lighting



Floor Areas

We understand the property has the following Net Internal Area (NIA):-

Description	m ²	ft ²
Lower Ground Floor	125	1,345
Ground Floor	71	764
First Floor	72	775
Total	268	2,884

(This information is given for guidance purposes only)

Business Rates

We understand the from enquiries with the VOA website that the suite has the following:

Rating Authority: Nottingham City Council
Rateable Value: RV £15,250
Description: Offices & Premises

Planning

The premises have an existing use as offices with associated parking. Alternative uses may be considered subject to planning.

(This information is given for guidance purposes only and prospective Tenants / Purchasers are recommended to make their own enquiries to Nottingham City Council)

Terms

The property is available on a new fully repairing and insuring lease at a rental of:-

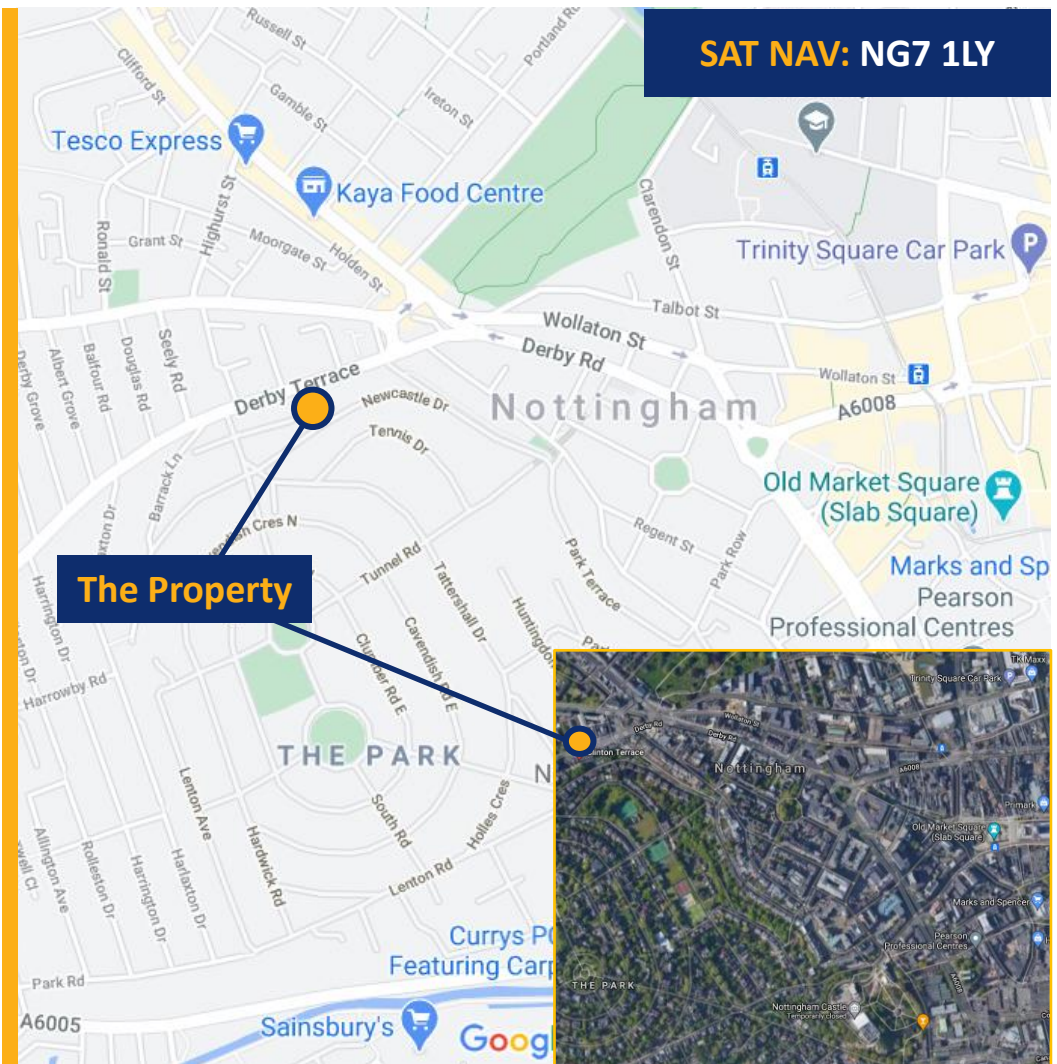
£39,000 per annum
(Thirty nine thousand pounds)

A sale of the freehold interest may be considered.

VAT

VAT is applicable.

SAT NAV: NG7 1LY



For further information or to arrange to view please contact:

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