

**GROUND FLOOR NEWLY REFURBISHED
FULLY FURNISHED OFFICE (Including Furniture)
TO LET ON NEW LEASE
3 Cabourn House Station Street Bingham NG13 8AQ
860 sq ft (79.9 sqm)
WITH 3 SECURE PARKING SPACES**



LOCATION & DESCRIPTION

The property is situated at the end of Station Street, adjacent to the Railway Station and the Post Office sorting office. It is a short walk from the Market Square, along either Station Street or Moor Lane, with a large secure car park with barrier access and CCTV.

The premises comprise of a refurbished, bright Ground Floor suite extending to 860 sq ft (79.9sqm) with a large window offering plentiful light, with a Westerly aspect facing the car park. This has been recently refurbished and offers new carpets, lighting, Kitchen and 2 Wc's.

The space is divided into a General office, Private Manager's Office, large Meeting / Board Room, newly refurbished Kitchen, 2 WC's and a Store. Heating is by way of modern electric wall mounted heaters.

There are 3 parking spaces in the car park adjacent, accessed off Moor Lane.

LEASE TERMS

The premises are offered upon the basis of a new Lease for a term to be agreed at a rental of £12,500 per annum exclusive of rates and service charge, but inclusive of 3 car parking spaces.

RATES

The Rateable Value is £4,750. General Rates Payable for 2018/19 - £2,280

This suite could qualify for Small Business Rates relief whereby no rates are payable. Please speak to the Letting agents for more information.

We advise all interested parties to verify these figures by contacting the Local Rating Authority, Rushcliffe Borough Council on 0115 981 9911

LEGAL COSTS

The ingoing Tenant is to be responsible for all Legal costs.

VIEWING

Strictly through the Sole agents: Andrew Butcher & Associates, Daintree Lodge

Saxondale Drive, Upper Saxondale, Nottingham, NG12 2JL

Tel: 0115 933 4441; 07977 981901 ; Email: andrew@andrewbutcher.com

SUBJECT TO CONTRACT



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