



First Floor 16 Olga Road, Carlton, Nottingham, Nottinghamshire NG3 2NW

Offices/Storage

- ▶ **GIA: 1,928 sq ft (179.12 sq m)**
- ▶ **Self-contained accommodation with separate entrance**
- ▶ **On site car parking for approx. 8 vehicles**
- ▶ **Suitable for a variety of uses, subject to planning**

For enquiries and viewings please contact:



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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, an arterial route approximately 2 miles north west of Nottingham City Centre. Carlton Road also benefits from fast and convenient public transport in and out of Nottingham City Centre and to the wider conurbations of Nottingham.

Description

The property comprises the first floor of a two storey property of brick construction with a pitched roof over, this having been recently re-clad in PVC coated insulated panels. A separate entrance door provides access directly off Olga Road into a stairwell leading to the first floor accommodation which has the benefit of the following:-

- Self-contained entrance
- Carpets throughout
- Gas fired warm air central heating
- Offices to the rear and upper floors
- WC facilities
- Kitchenette

Externally the property has the benefit of forecourt parking for approximately 8 vehicles.

Accommodation

	Sq M	Sq Ft
First Floor	-->	
Total	179.1	1,928

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

Planning

The property was historically used as a photographic studio however the property is currently used for offices (B1) on the first floor.

All interested parties are advised to make their own specific enquiries of the Local Planning Authority (Nottingham City Council).

Tenure

The property is available on new lease terms to be agreed between the parties.

Business Rates

The property is currently assessed as follows:-

First Floor Rateable Value: £12,000
2019/20 indicative rates payable: £5,892 per annum
Description: Office & Premises

Interested parties may receive 100% rates relief dependent upon their circumstances. More information can be provided upon request.

Rent

£10,000 per annum exclusive

VAT

All sums quoted are exclusive of VAT if applicable.

Legal Costs

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

EPC

E-101.

Viewings

Viewings are by appointment with sole agents Innes England.

Date Produced: 19-Feb-2020



