

# Office Suite 7A

East Bridgford Business Park, Kneeton Road, East Bridgford  
Nottingham NG13 8PJ

To Let – 1,063 sq ft



- Suite 7A (Ground Floor) – 98.76 sq m (1,063 sq ft)
- Well presented Business Park setting
- Convenient location close to the new A46 dual carriageway and A52
- Rent: £12,000 pax

## Location

East Bridgford Business Park is situated off Kneeton Road on the outskirts of East Bridgford, a picturesque commuter village located approximately 10 miles between Nottingham and Newark. The A46 is situated within two miles of the property and gives access to Leicester in the south and Lincoln/Newark/A1 to the north-east. The location also provides good access to the A52 linking both Nottingham and Derby to the west and the A1/Grantham to the east.

## Description

Comprising a ground floor office suite in a new office building.

Suite 7A provides a large open plan office room, board room and kitchen with shared coms room and WC facilities which are accessed off the communal entrance lobby.

The specification includes suspended ceilings with recessed CAT II lighting, radiators, three compartment perimeter trunking, carpets and kitchenette facilities. There is dedicated parking available with the office suite.

## Tenure

The office is available To Let on a new lease for a flexible term of years to be agreed.

## Accommodation

From measurements taken on site we calculate that the suite provides the following net internal floor area:

### 7A (Ground Floor)

98.76 sq m (1,063 sq ft)

## Rental

£12,000 pax.

## Estate Charge

An estate charge will be levied for the upkeep and maintenance of the communal areas. Further details are available upon request.

## VAT

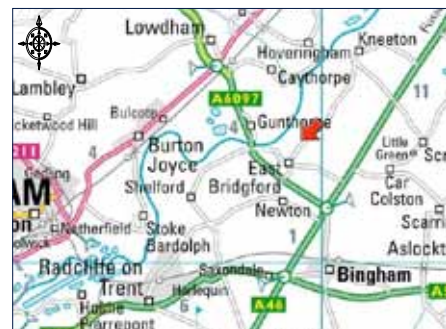
We understand that VAT will not be chargeable on the rent.

## Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

## Viewings and Further Information

Strictly by appointment with the Sole Agent Savills.



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