



**The Renewal Trust Business Centre, 3 Hawksworth Street, Nottingham,  
Nottinghamshire NG3 2EG**

## **Serviced Offices**

- ▶ **Parking available on site and in immediate vicinity**
- ▶ **Flexible terms considered**

For enquiries and viewings please contact:



**Ross Whiting**  
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**Location**

The premises are located in close proximity to Carlton Road, Nottingham and are accessible via Clarence Street. Carlton Road is a popular commuter road, linking Nottingham city centre, approximately 0.5 miles away, to Netherfield town centre.

**Description**

Two storey brick built unit with profile metal cladding at the first floor. The unit benefits from having a communal kitchen on each floor, phone entry system (connected to each suite), a DDA lift, communal meeting rooms, 24 hour access and CCTV.

Individual suites have suspended ceiling panels with LG7 lighting, perimeter trunking and panel heaters.

**Accommodation**

	Sq M	Sq Ft
<b>Total</b>	14.8	159

A range of accommodation is available with suites from 159 sq ft (1,477 sq m).

**Planning**

From verbal enquiries of Nottingham City Council Planning Department, we understand the property has current planning permission for B1 use under the Town & Country Planning (Use Classes) Order 1987 and subsequent amendments.

**Tenure**

The suites are available on an all-inclusive package. Further information is available from the agent upon request.

**Price**

The suites are available on an all inclusive package. Further information available from the agent upon request.

**Viewings**

By appointment with the sole agents.

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