



**Carlton Road Business Centre, The Renewal Trust, 27-31 Carlton Road,
Nottingham, Nottinghamshire NG3 2DG**

Serviced Offices

- ▶ **Serviced office accommodation within Nottingham city's Creative Quarter**
- ▶ **All-inclusive packages available**
- ▶ **Competitive rents on offer**
- ▶ **Flexible terms considered**

For enquiries and viewings please contact:



Ross Whiting
0115 924 3243
rwhiting@innes-english.com

Location

The premises are situated directly fronting Carlton Road approximately ¼ mile from Nottingham City Centre within the city's Creative Quarter providing ready access to local amenities and the National Ice Stadium.

Carlton Road (B686) is one of the principal routes into Nottingham city centre and serves the eastern suburbs of Nottingham including Netherfield and Carlton.

Description

The property comprises serviced office accommodation with direct independent access from Carlton Road.

The accommodation is arranged to provide self-contained office suites complete with separate communal kitchen facilities. The offices benefit from having Category II lights, wet system radiators and air conditioning in part.

Contract car parking is available in the nearby Aberdeen Street Car Park. Further information is available from the agents on request.

Accommodation

	Sq M	Sq Ft
Total	232.2	2,500

A range of accommodation is available from 150 - 2,500 sq ft (13.94 - 232.26 sq m).

Planning

From enquiries made of Nottingham City Council we understand that the property has planning permission for B1 Use of the Town & Country Planning (Use Classes) Order 1987 and its subsequent amendments.

Tenure

The property is to be offered on a leasehold basis with terms to be negotiated between interested parties.

Business Rates

The Tenant will be responsible for the payment of business rates to the Local Authority. A guide is available from the agents upon request.

Price

Rent upon application.

VAT

All sums quoted exclusive of VAT if applicable.

Legal Costs

Each party will be responsible for their legal costs incurred in the transaction.

Viewings

By appointment with the sole agents.

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