

BUSINESS SPACE OPPORTUNITY

Suite A, Regent House, Clinton Avenue, Nottingham NG5 1AZ



RENT!

£32,500 PER ANNUM

WELL CONFIGURED SELF-CONTAINED GROUND FLOOR OFFICE SUITE WITH 7 CAR PARKING SPACES

- 243.13 sq m (2,617 sq ft) ground floor office with its own dedicated front door
- Situated on the edge of Nottingham city centre, approximately one mile north of the city core
- Other occupiers in the building are BDO Accountants and the NSPCC

Location:

The property is located on Clinton Avenue just off Sherwood Rise and is approximately one mile north of Nottingham city centre.

The location provides ease of access to Hucknall Road (A611) which connects to the A60 leading into the city centre, and also to the outer ring road.

In addition to the road connectivity, there is the NET tram system which has a stop only a few minutes away at the Forest Recreation Ground.

Description:

Regent House is a modern three storey office building with parking set within a fenced and gated compound.

The available ground floor office suite is located on the left hand corner of the building and benefits from its own self-contained entrance leading into a lobby/reception area.

The office suite is well presented and provides a mix of open plan office accommodation, a large meeting room and toilet facilities.

Accommodation:

Ground Floor	243.13 sq m	(2,617 sq ft)
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There are 7 dedicated car parking spaces.

Rent:

The property is available to rent at a level of:-

£32,500 Per Annum

Rates:

Rateable Value	£24,500
Rates Payable 2020/21	£12,029.50

Service Charge:

There will be a service charge levied in addition to the rent. Full details can be provided upon request.

VAT:

Vat is applicable.

EPC:

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**Interested? Contact Will Torr 0115 979 3491 wtorr@heb.co.uk
OR Nick Morgan 0115 979 3495 nmorgan@heb.co.uk**

0115 950 6611

heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD



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