

Trent Studios
Hawksworth Road
West Bridgford
Nottingham NG2 5FT

TO LET

- New Grade A self-contained offices
- 4 individual units each comprising 656 sq ft (60.94 sq m)
- On site car parking included
- Shared meeting room facilities and super-fast broadband available
- Sought after location of West Bridgford with excellent transport links
- Due for completion in August 2016



All enquiries/
viewing
requests to:



Craig Straw
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cstraw@innes-england.com



Laura Jardine
07738 219899
ljardine@innes-england.com

0115 924 3243
www.innes-england.com

Location

Trent Studios is situated in West Bridgford, a popular suburb of Nottingham just two miles south of the City Centre. The units are located on Hawksworth Road in walking distance of the world renowned Nottinghamshire County Cricket Club and the centre of West Bridgford, providing ready access to retail and leisure amenities including the award winning Larwood & Voce pub restaurant on Fox Road.

Occupiers nearby include Nottinghamshire County Council and the RSPCA.

Excellent road links serve the property with rapid access to the City Centre, whilst the A52 provides access to the recently dualled A46 to the east, and the A453 to the west which in turn provides access to Junctions 25 and 24 of the M1 Motorway circa 9 miles west.

Excellent public transport links also serve the property with regular bus services running along Radcliffe Road serving the City Centre and surrounding conurbations.

Description

The development comprises 4 new self-contained office units arranged in a terrace benefiting from double glazing throughout.

Internally, each unit will provide a Grade A specification to include:

- Suspended ceilings in part with LED lighting throughout
- Carpet covered floors with perimeter trunking
- Plaster painted walls
- Impressive glass balustrades surmounting the staircase and mezzanine
- New heating & cooling system throughout
- Office workstations/desks
- Fitted kitchen including integrated fridge and free standing microwave
- Accessible w.c.

Shared meeting room facilities are also available in the adjoining Trent Business Centre.

Additional options available include;

- Super-fast broadband
- MITEL telephone system

Further information and pricing is available from the Agents.

Car Parking

There is 1 car parking space allocated to each unit. Additional car parking can be made available on a separate licensed basis.

Further information is available from the Agents upon request.

Accommodation

Briefly, each unit comprises the following:

	sq m	sq ft
Ground Floor	33.07	356
Kitchen	6.97	75
Mezzanine	20.90	225
Total	60.94	656

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

Planning

From enquiries of Rushcliffe Borough Council Planning Department we understand the units have planning consent for B1 (Office) Use under the Town and Country Planning (Use Classes) Order 1987 and its subsequent amends.

Terms

The units are available on new lease terms to be agreed.

Rent

Upon application.

The rent will be inclusive of business rates and service charges. Utilities will be paid in addition.

VAT

All sums quoted exclusive of VAT if applicable.

Legal Costs

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

Viewing

By appointment with the sole agents.

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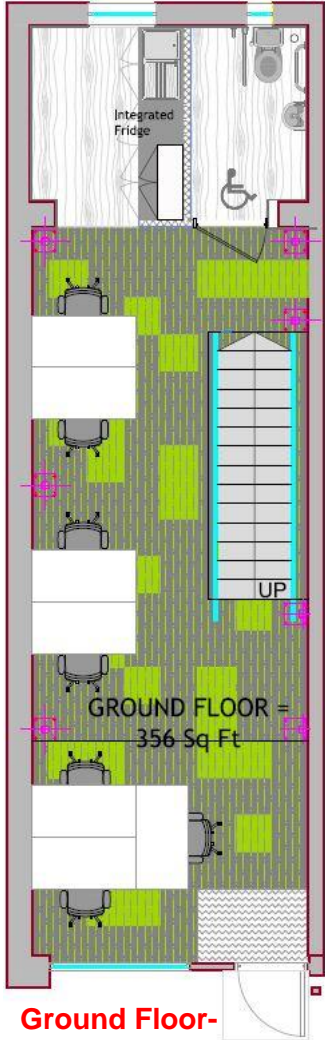


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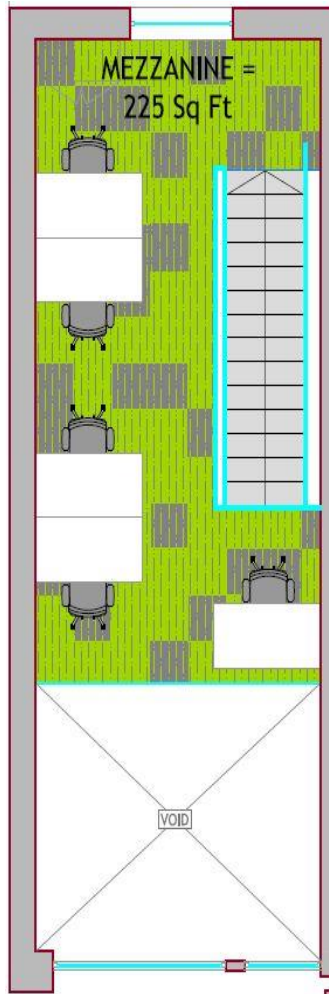


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Ground Floor- Indicative layout



Mezzanine- Indicative layout



Internal specification- open plan mezzanine area



Each unit benefits from a fully fitted kitchen with integrated fridge



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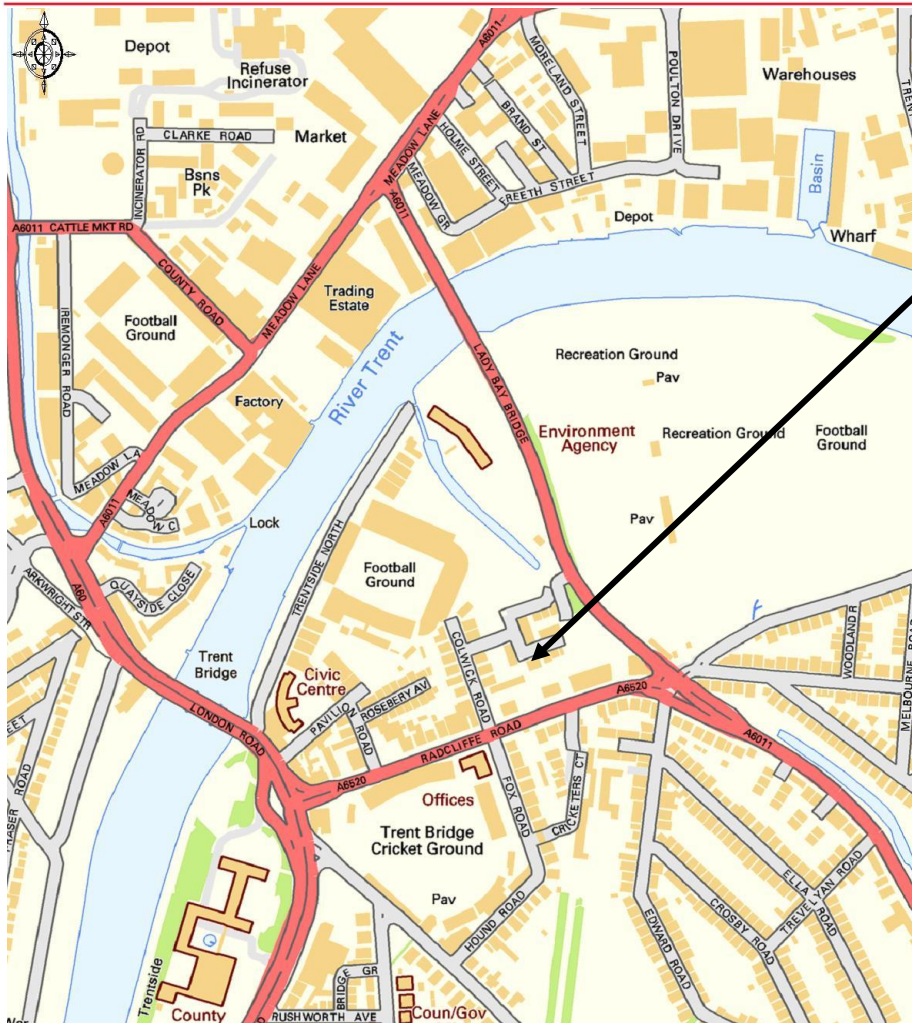


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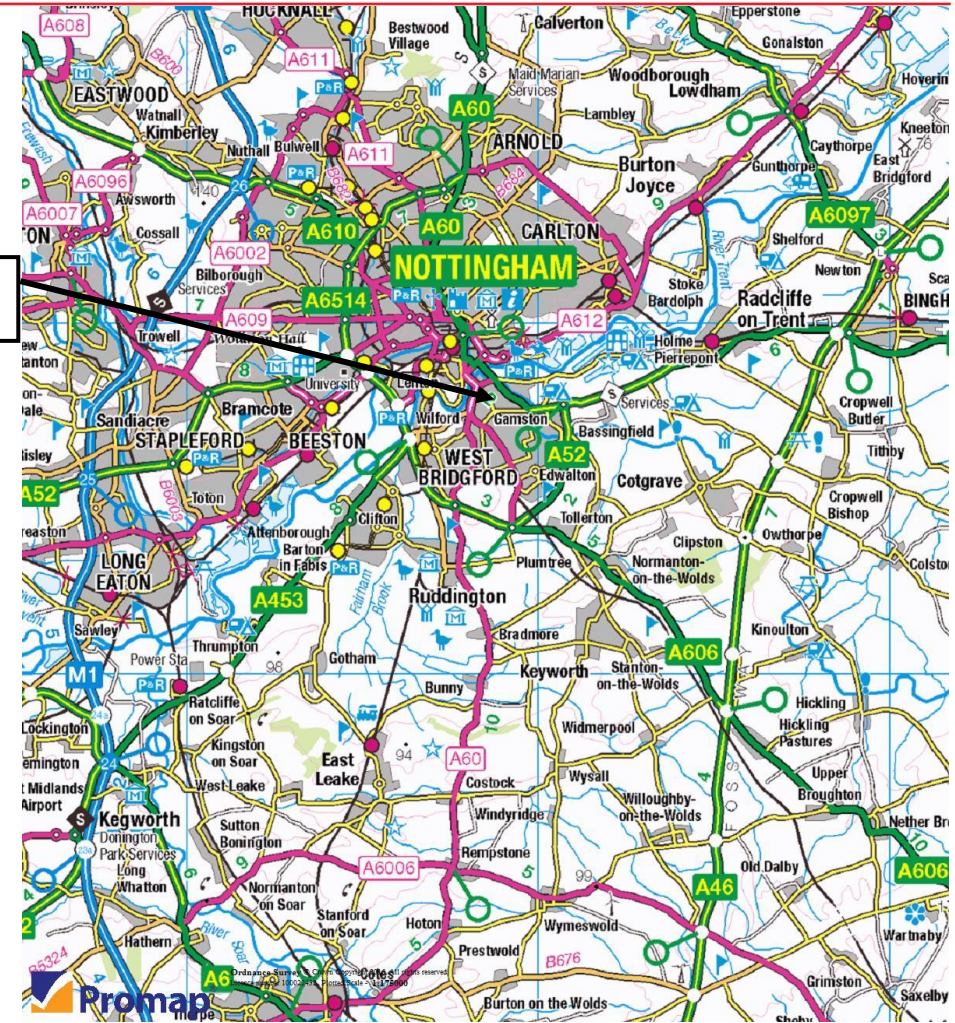


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Trent Studios



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NOT TO SCALE

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