

TO LET

**PALM STREET BUSINESS CENTRE
PALM STREET
NEW BASFORD**



SERVICED OFFICE ACCOMMODATION
NIA: 150 - 275 SQ FT (13.9 – 25.6 SQ M)

COST EFFECTIVE OFFICE SUITES
SUITES AVAILABLE INDIVIDUALLY OR COMBINED
CAR PARKING AVAILABLE ON SITE
CLOSE TO NOTTINGHAM CITY CENTRE
FLEXIBLE TERMS AVAILABLE
AVAILABLE IMMEDIATELY
24 HOUR ACCESS

SAT NAV: NG7 7HS

Property Particulars

Geo
Hallam &
Sons

0115 958 0301
www.geohallam.co.uk

LOCATION

The premises are situated on Palm Street in the New Basford suburb of Nottingham approximately two miles north of Nottingham City Centre.

The premises are situated close to Nottingham's outer ring road (the A6514) providing convenient access to Junction 26 of the M1 motorway via the A610 which is approximately three miles to the west.

DESCRIPTION

The property comprises a detached building which has been carved up into 20 office suites ranging from 150 – 275 sq ft which can be occupied individually or as a combination to suit the occupier.

The property is of part brick and part concrete elevations under a flat asphalt roof.

Internally the individual offices offer the following specification:

- Carpeting
- Suspended ceilings incorporating category 5 lighting
- Gas central heating
- Perimeter trunking
- Perimeter data points
- Part-furnished
- Part air-conditioned
- Electricity Sub-Meters fitted for each Suite

ACCOMMODATION

A range of suites are available ranging from 150 sq ft – 275 sq ft.

A full schedule of availability is available from the Agents upon request. The offices are available individually or as a combination.

BUSINESS RATES

Each Office Suite is individually assessed. Further information is available from the Agents upon request.

SERVICE CHARGE

The Service Charge is included within the rental figure quoted below. The Service Charge includes the following items:

- Heating and Water
- Maintenance of the common areas
- Cleaning to the common areas
- Buildings Insurance

PARKING

There is parking to the front of the property which is available by way of a separate negotiation.

PLANNING

From our enquiries of Nottingham City Council we understand that the property has the benefit of planning consent for use as offices under Class B1 (Business).

Alternative uses may be permitted although interested parties are advised to make their own enquiries of Rushcliffe Borough Council planning department in respect of their proposed uses.

QUOTING RENT

The premises are available to rent on a 6 or 12 month Licence at a rental of::

£15 per sq ft.

VAT

No VAT is payable on the rent

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of D (87).

LEGAL COSTS

Each party will be responsible for their own legal fees involved in the transaction.

VIEWING

Strictly by appointment with the sole agent Geo. Hallam & Sons:

Contact: Giles Davis
Email: giles@geohallam.co.uk
Direct Tel: 01159 580 301

July 2017



Geo

Hallam & Sons

0115 958 0301
www.geohallam.co.uk

Property Particulars

Chartered Surveyors

24 Regent Street
Nottingham
NG1 5BQ

Tel : 0115 958 0301
Fax : 0115 950 3108

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