



Brigade House, Albion Street, Beeston, Nottingham NG9 2PA

Modern Office Accommodation

- ▶ **NIA: 2,872 sq ft (266.9 sq m)**
- ▶ **Attractive character property with a modern specification**
- ▶ **Dedicated car parking for 4 vehicles**
- ▶ **Convenient public transport links and amenities close by**

For enquiries and viewings please contact:



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Location

The property is located within close proximity to Beeston's main high street and boasts strong transport links, with two bus stops both less than 100 metres away allowing for good access into and out of Nottingham.

By car, Wollaton Road also leads to the A52, which provides access to both Nottingham and Derby as well as Junction 25 of the M1. Beeston also has a train station which is under a mile away, and tram links which are also in close proximity to the offices which lead to Nottingham City Centre and the wider conurbations.

Description

The subject premises comprises of a two storey converted Mill which has been sensitively refurbished to provide modern office accommodation with frontage onto Albion Street. The property itself is Grade II Listed and benefits from a large amount of passing traffic due to the Sainsburys superstore and filling station opposite.

Internally the property comprises of reception area, open plan office accommodation, associated WC's, kitchenette and bin store on the ground floor. The first floor is accessed via a platform lift and staircase to the rear of the building. The first floor comprises further office accommodation as well as WC's, kitchen and meeting room/break out area.

The property benefits from a modern office specification that has ample natural light, vaulted ceiling, exposed bricks and beams, also including LED lighting, inset floor boxes, CCTV. The cabling has also been installed which leads back to a designated server cabinet.

Externally the property benefits from 4 dedicated car parking spaces with further available within the vicinity.

Accommodation

	Sq M	Sq Ft
Ground Floor	125.9	1,355
First Floor	140.9	1,517
Total	266.8	2,872

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement, 2nd Edition.

Planning

We understand the premises have current planning permission for use as B1 (Offices), A3 (Restaurants & Cafe's) and A4 (Drinking Establishments) under the Town & Country Planning (Use Classes) Order 1987 and its subsequent amendments.

The property may lend itself to a change of use subject to the requisite consents. All parties are advised to make their own enquiries of the Local Authority.

Tenure

The property is available on a traditional lease, terms to be agreed between the parties.

Business Rates

To be assessed upon occupation.

Rent

Upon application.

VAT

VAT is applicable to the rent.

Legal Costs

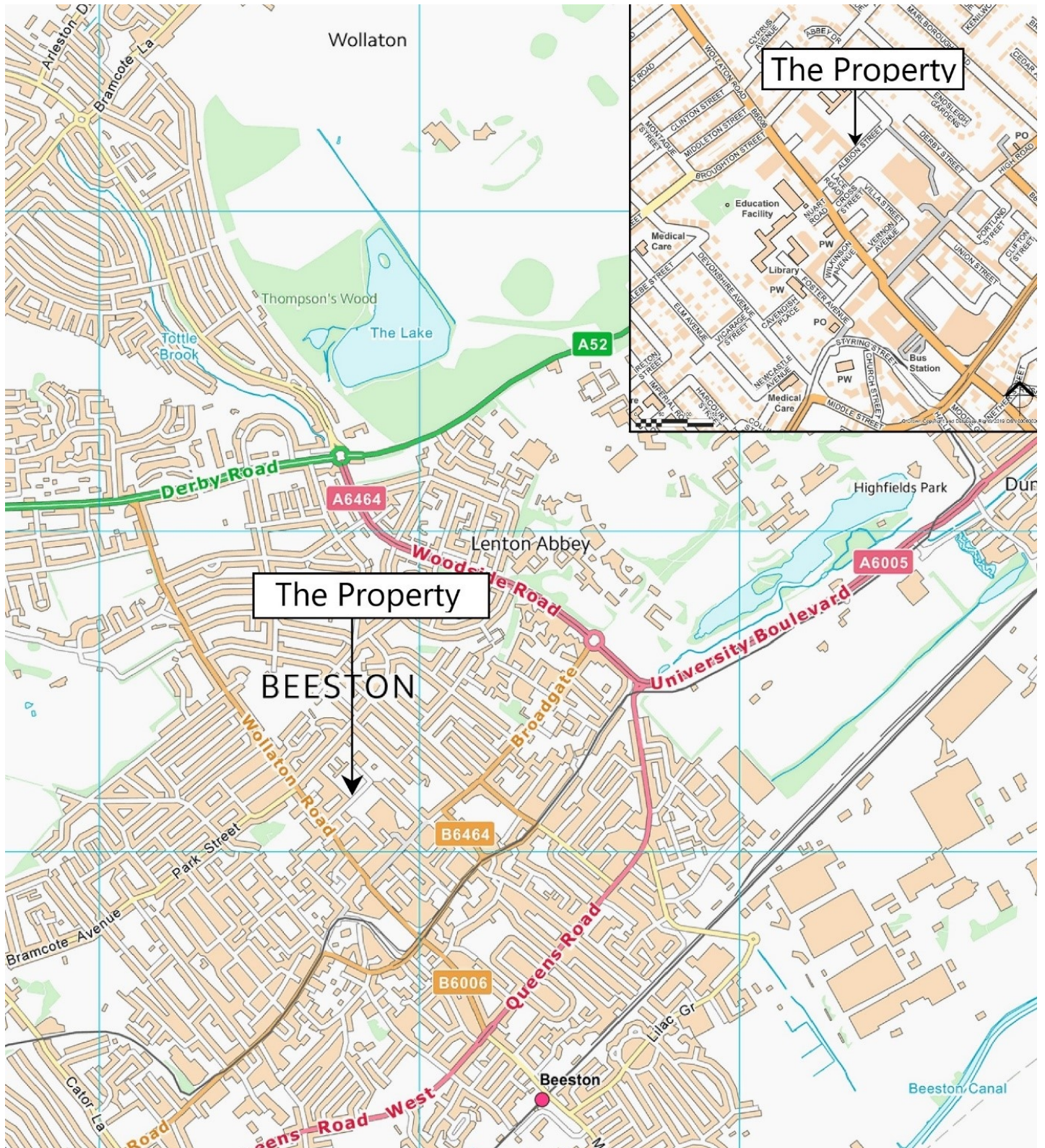
Each party is responsible for their own legal costs.

Viewings

Viewings available via the joint agents Innes England and CP Walker.

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