

BUSINESS SPACE OPPORTUNITY

First Floor Offices – Unit 4A, The Square Shopping Centre,
Beeston, Nottingham NG9 2JG



RENT!

£9,250 PER ANNUM



FULLY REFURBISHED FIRST FLOOR OFFICES IN THE SQUARE, BEESTON

- High specification of newly refurbished offices totalling 65.61 sq m (706 sq ft)
- Nearby occupiers include Costa Coffee, Wilko, Argos, PureGym and Birds Bakery
- The new NET tram interchange now complete

Location:

The Square Shopping Centre forms the prime retail pitch within Beeston, which is Nottingham's largest suburban town.

Beeston itself is located 3 miles southwest of Nottingham city centre and has a residential population of approximately 21,000 persons, and a catchment of over 500,000 within 6.5 miles.

The town is home to Nottingham University, which is the UK's most popular University (*source: The Times*), and a close to 35,000 full time students on campus.

In addition to The Square occupiers, the town is home to many national retailers which include Boots, NatWest, Tesco, Sainsbury's, Caffé Nero, Poundland and Specsavers.

Description:

The offices are situated above the main retail terrace in The Square Shopping Centre and is accessed directly from the service yard to the rear.

The accommodation has been refurbished to a high specification, which includes new suspended ceiling with LED lighting, new carpeting, decoration, kitchen and WC.

Accommodation:

First Floor Offices: 65.61 sq m (706 sq ft)

Planning:

B1 (Offices).

Rent:

The property is available on a new effectively full repairing and insuring lease by way of a service charge at a commencing rent of:-

£9,250 Per Annum

Rates:

To be reassessed.

VAT:

Vat is applicable at the prevailing rate.

EPC:

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**Interested? Contact Will Torr 0115 979 3491 wtorr@heb.co.uk
OR Jonathan Emmerson 0115 979 3490 jemmerson@heb.co.uk**

0115 950 6611

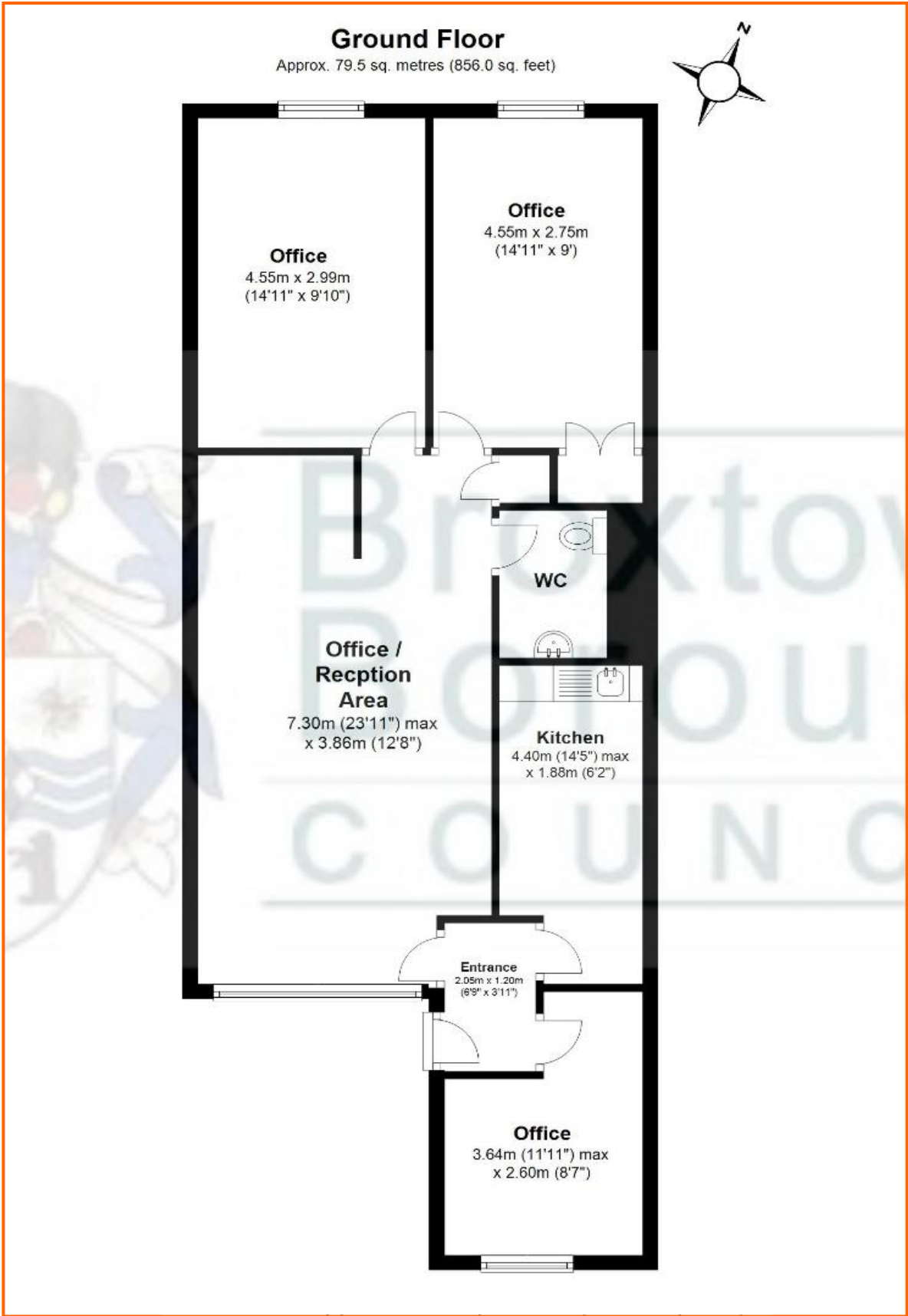
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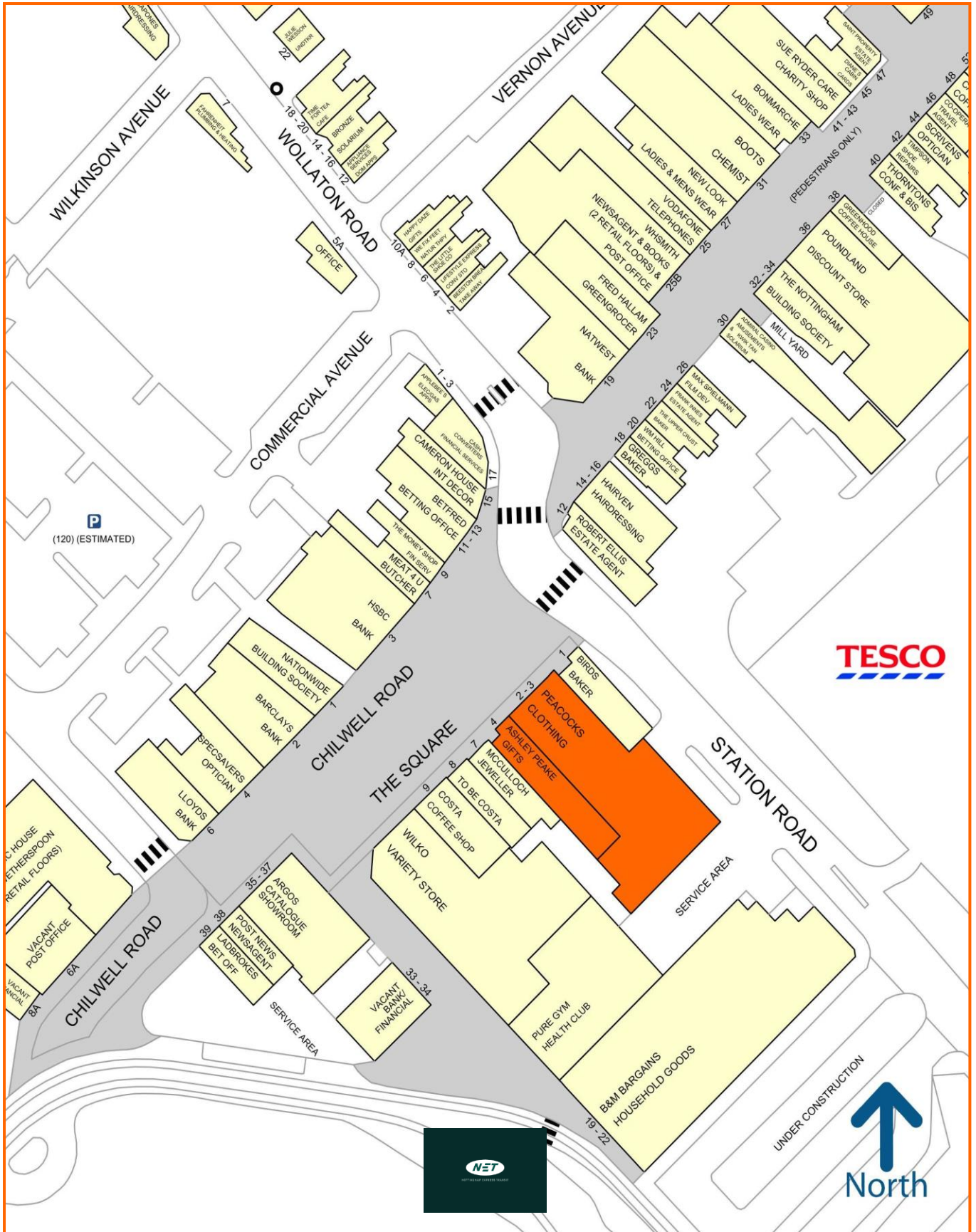
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b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.