

# 7 Main Street

Bulwell, Nottingham, NG6 8HQ

Two Storey Self-contained High Quality Office Building

217 sq m (2,341 sq ft)

## TO LET

- Fully fitted to a high standard
- Perimeter trunking with Cat 5E data cabling
- Newly fitted electrics
- CCTV & fire alarm system
- Air-conditioned server room
- Partly furnished
- Excellent public transport links



**PLEASANT WORKING ENVIRONMENT**




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## LOCATION

The Nottingham suburb of Bulwell lies approximately 4 miles to the north-west of the city centre. It is a popular town with a large established retail core and benefits from accessibility to the M1 Motorway (J26) and Nottingham city centre, as a consequence of it being on the NET Tram System.

The subject premises are situated upon the western side of Main Street forming part of the Bulwell bypass and attracts high levels of vehicle traffic. It is situated adjacent to a Boots and the Bulwell Riverside Medical Centre.

## DESCRIPTION

The property has been fully refurbished and offers a two storey self-contained office building benefitting from the following specification:-

- Perimeter trunking with Cat 5E data cabling
- Newly fitted electrics
- CCTV and fire alarm system
- Electric heating
- Air conditioned coms room
- Upper floor ancillary storage

## PUBLIC TRANSPORT

Main Street provides a major arterial thoroughfare leading from the A610 to Bulwell town centre.

The Bulwell Tram Stop NET 32 Station Road is less than a 5 minute walk from the subject premises. Bulwell Railway Station is also in close proximity. There are also a number of bus routes leading in and out of Bulwell town centre.

## ACCOMMODATION

The property has the following approximate net internal floor area:-

**217 sq m (2,341 sq ft)**

## SERVICES

All mains services with the exception of gas are evident within the property but we can provide no warranty with regard to the capacity or connectivity.

## TOWN & COUNTRY PLANNING

The property has an established consent for use as offices falling within Class B1(a) of the Town & Country Planning (Use Classes) Order 1987.

## EPC

The property has an EPC rating of 79 falling within Band D.

## BUSINESS RATES

For information on Business Rates please contact the sole marketing agents.

## TENURE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

## RENT

**£25,000 per annum exclusive.** Rent is payable quarterly in advance on the usual quarter days.

## VAT

All figures above are quoted exclusive of VAT.

## CONTRACT FEE

The incoming tenant will be liable to pay £750 plus VAT for the tenancy set-up and contract fee.

## SUBJECT TO CONTRACT

Viewing by prior  
appointment only

**Sunny Landa**

0115 989 7091  
sunny@ng-cs.com



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