

# JOHNSTONE HOUSE

2A-4A GORDON ROAD, WEST BRIDGFORD, NOTTINGHAM NG2 5LN

Fully furnished high calibre serviced offices

26 sq m (277 sq ft)

## TO LET

- Newly refurbished to a very high standard
- Self-contained offices
- VOIP system installation
- Fully furnished
- Free nearby parking
- Min. 12 month lease
- Available now
- Video call entry
- All-inclusive rents



IMMEDIATE OCCUPATION



NG Chartered Surveyors

Unit 8 | Wheatcroft Business Park | Landmere Lane | Edwalton | Nottingham | NG12 4DG





## LOCATION

The property is located on Gordon Road in the affluent suburb of West Bridgford, which forms the main retail and commercial pitch off West Bridgford Town Centre.

## DESCRIPTION

We are pleased to offer self-contained, refurbished, second floor offices within Johnstone House on "all inclusive" terms. The property is fully alarmed and is accessed via an external staircase. The accommodation benefits from a shared kitchen/staff area and WC facilities.

The entire property was recently comprehensively refurbished to a very high standard, with wi-fi (150 MB), video call entry, high broadband and upload speeds and a fully linked phone VOIP system with unlimited calls.

## ACCOMMODATION

The property has the following approximate net internal floor area, measured in accordance with the RICS Code of Measuring Practice:-

Accommodation	sq m	sq ft
Office 6	11	117
Office 7	15	160

## SERVICES

All mains services are available and connected to the property, but we can provide no warranty with regard to the capacity or connectivity.

## EPC

The property has an EPC rating of 107 falling within Band 'E'.

## TOWN & COUNTRY PLANNING

The property has consent for use as offices falling within Class B (Commercial Business and Services) of the Town & Country Planning (Use Classes) Order 2020.

## BUSINESS RATES

All prices are quoted inclusive of business rates.

## TENURE

The premises are available for a minimum term of 12 months, to be agreed on all inclusive rents.

## RENT

£12,000 per annum.

Rents are inclusive of all costs, apart from the phone lines.

## VAT

All prices are quoted exclusive of VAT, which will be charged in addition to the rent at the prevailing rate.

## PHONE LINES

Rents are quoted exclusive of phone line connections but can be provided at an additional cost. Please contact the sole marketing agents for further details.

## PARKING

There is ample free nearby parking available with no restrictions, please refer to the map attached to the rear.

**SUBJECT TO CONTRACT**

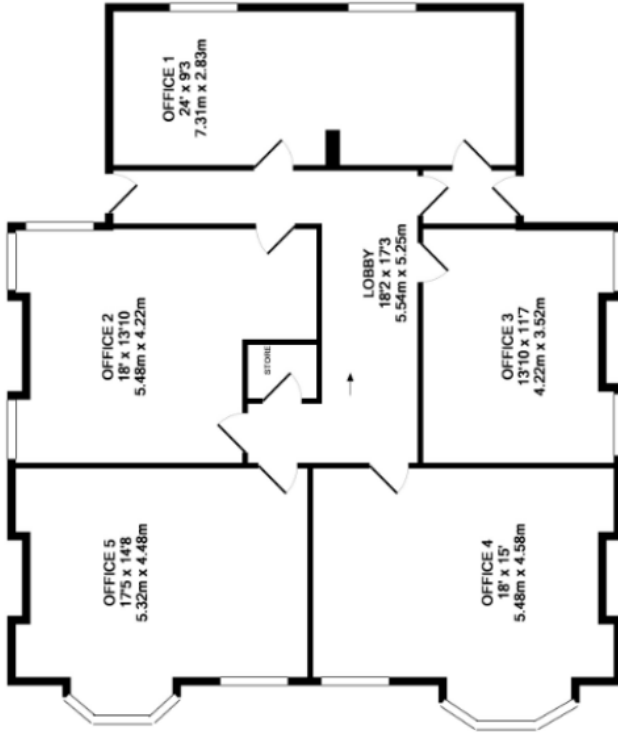
Viewing by prior  
appointment only

**Ellis Cullen**

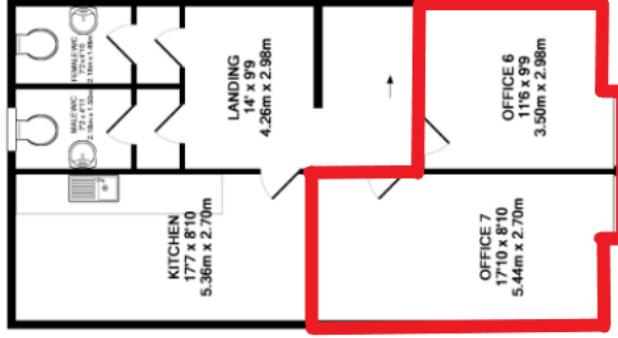
0115 989 7092  
ellis@ng-cs.com



PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability or service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph(s) depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only, if such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof.



1ST FLOOR  
APPROX. FLOOR  
AREA 1245 SQ. FT.  
(115.7 SQ.M.)

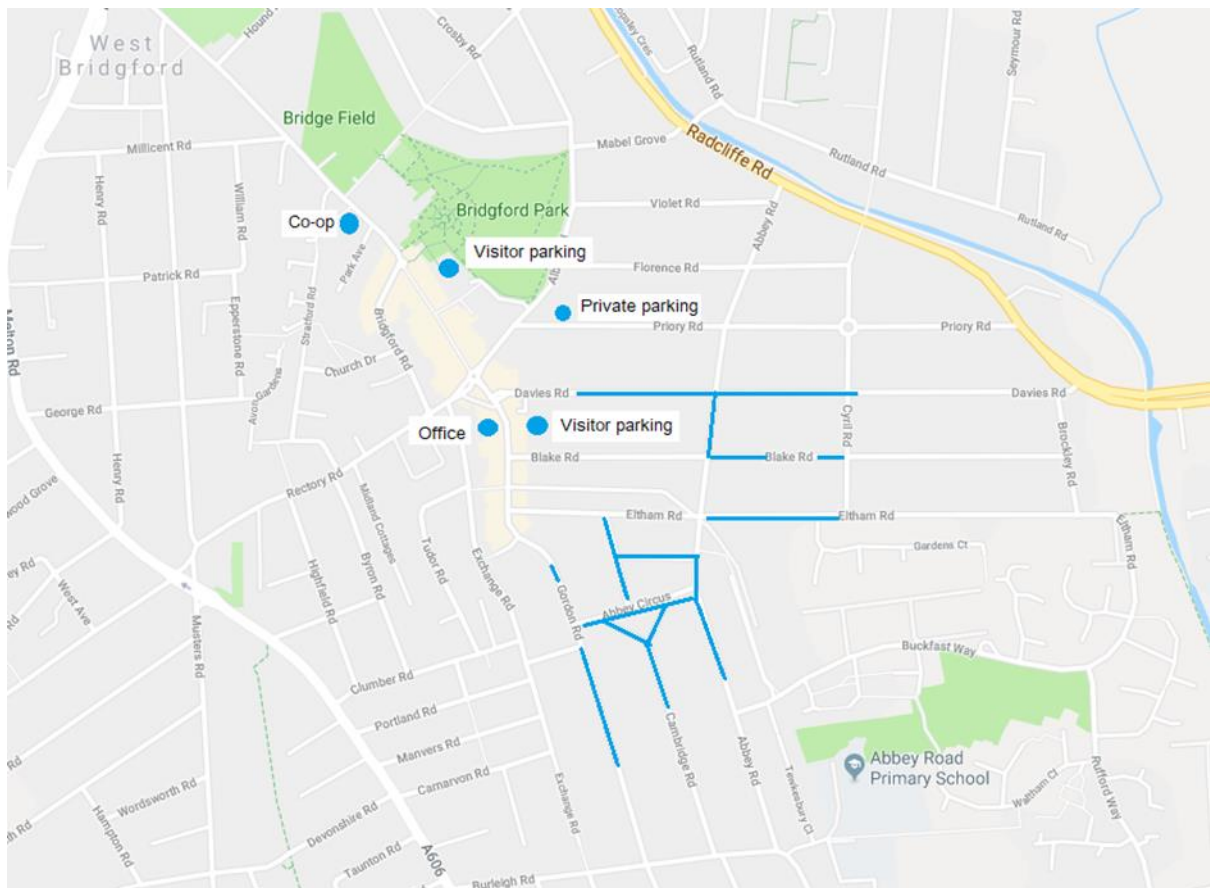


2ND FLOOR  
APPROX. FLOOR  
AREA 948 SQ. FT.  
(87.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1893 SQ. FT. (175.9 SQ.M.)

While every effort has been made to ensure the accuracy of the floor area measurements, the floor area measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their actual performance.

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Visitor Parking - There is a car park opposite and one near M&S, both of which are very convenient.

The blue lines denote the unrestricted free local parking.