

TO LET - MODERN OFFICE SUITE

# SUITE 3B, UNIT 2, EAST BRIDGFORD BUSINESS PARK

Kneeton Road, East Bridgford, Nottingham, NG13 8PJ



## Key Highlights

- Attractive rural Business Park.
- Excellent road communications with good links to the A46, A52, & Nottingham City Centre.
- First floor office suite.
- Net Internal Area 600 sq ft (55.74 sq m).
- Available on new flexible lease terms to be agreed.

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## LOCATION

East Bridgford Business Park is situated off Kneeton Road on the outskirts of East Bridgford, a picturesque commuter village located approximately 10 miles equidistant between Nottingham and Newark. The A46 is situated within two miles of the property and gives access to Leicester to the South and Lincoln/Newark/ the A1 to the North-East. The location also provides good access to the A52 linking both Nottingham and Derby to the West and the A1/Grantham to the East.

## DESCRIPTION

East Bridgford Business Park offers an attractive office environment for any business in a pleasant and secure location. The business park benefits from electric security gates to the entrance, site security lighting and high speed broadband connectivity.

Suite 3B comprises a first floor open plan office within a two storey multi-let building. The suite benefits from intercom access via the main communal entrance and common areas to include toilet facilities and a lift.

The specification includes suspended ceilings with recessed CAT II lighting, gas central heating, three compartment perimeter trunking and carpeted floors. There are two dedicated parking spaces available. In addition there is overspill car parking within a designated communal parking area.

## ACCOMMODATION

The property provides the following Net Initial Areas (NIA)

SUITE	FLOOR	SQ FT	SQ M
3B	First	600	55.74
<b>TOTAL</b>		<b>600</b>	<b>55.74</b>

## LEASE

The property is offered on new flexible lease terms.

## GUIDE RENT

£9,000 per annum exclusive.

## SERVICE CHARGE

A service charge will be levied for upkeep of the common parts including grounds maintenance. Further details available from the letting agents upon request.

## BUSINESS RATES

Rateable Value: £6,600

Rates Payable (2026/2027): £2,592

Small business rates relief may be available to qualifying companies.

## VAT

VAT will be charged at the standard rate on the rent and service charge.



## EPC

C60

## VIEWING AND FURTHER INFORMATION

Viewing and further information is strictly by prior appointment with the Sole Agent, Savills.

## CONTACTS

For further information please contact:

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