

FIRST FLOOR OFFICE, TO LET

3.6C BRIDGE HOUSE, HARDY CLOSE

Kimberley, Nottingham, NG16 2JW



KEY FEATURES

- Rent: £640.00 per month
- 256 Sq Ft (23.78 Sq M)
- Easy in, Easy out agreements
- Inclusive Rent
- On-site car park available
- Bookable meeting room
- 24 hour access
- Alternative suites available

OMEETO NOTTINGHAMSHIRE

0115 784 4993
nottinghamshire@omeeto.co.uk

omeeto.co.uk

The logo consists of a dark purple rounded square with the word 'OMEETO' in white, uppercase, sans-serif font.

TO LET - FIRST FLOOR OFFICE

LOCATION

Kimberley is a busy market town located in the Broxtowe District of Nottinghamshire, just 5.5 miles northwest of Nottingham, 5.5 miles southwest of Hucknall and 6 miles southeast of Eastwood. The office to rent is located in the former Kimberley Brewery site; 0.5 miles north of Kimberley town centre, and just 1 mile from the IKEA retail business park and 2 miles from J26 of the M1.

The town benefits from an excellent variety of shops, cafes and bars including Sainsbury's, Greggs, Herron Foods and Peak Pharmacy.

DESCRIPTION

Rent incentives available, subject to covenant. Bills included. Easy in, Easy out agreements. Office to rent with bookable meeting room. Shared kitchen facilities, 24 hour access, WC & shower. On-site car parking available on first come first serve basis. Office 3.6c is on the first floor.

ACCOMMODATION

The accommodation has been measured on a Net Internal Area (NIA) in accordance with the RICS Code of Measuring practice.

FLOOR	Sq Ft	Sq M
TOTAL	256	23.78

PLANNING

We believe the property has been used under Class E - Commercial, Business and Service of the Town and Country Planning (Use Classes) Order 1987 (as amended) but may be subject to a range of professional uses STP. All parties should confirm the planning position with the relevant Local Authority.

TENURE

The premises are available to let by way of a easy in, easy out licence. Minimum term of 1 year. Rent includes water (in shared WC's, Shower & kitchen) electric, waste disposal (of general office waste only), maintenance (common area and exterior), cleaning of common areas and site CCTV.

Broadband & phones are available subject to the incoming tenants requirements. Tenants are responsible for payment of any business rates (if applicable).

The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations.

RENT

The premises is available to rent for £640.00 per month.

VAT

All figures are quoted exclusive of VAT, we are advised the property is not registered for VAT. Landlord reserves the right to register the building for VAT at a later date.

EPC

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VIEWING

Please contact us or visit www.omeeto.co.uk for full details and a virtual tour. Physical viewings with proceedable parties can be arranged on request by contacting our commercial property agents. OMEETO do not take any responsibility for any loss or injury caused whilst carrying out a site visit.

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ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

PAPER COPYING LICENCE

100062569

PARTICULARS UPDATED

26-May-2026

NOTE

Plans, maps drawings are not to scale.

OMEETO

Please check our website for a suite of photos, video's and virtual tour. Users can also access our data room for various property documents.



CONTACT

Chris Wright

01332 840328

07471072799

chrisw@omeeto.co.uk

IMPORTANT NOTICE

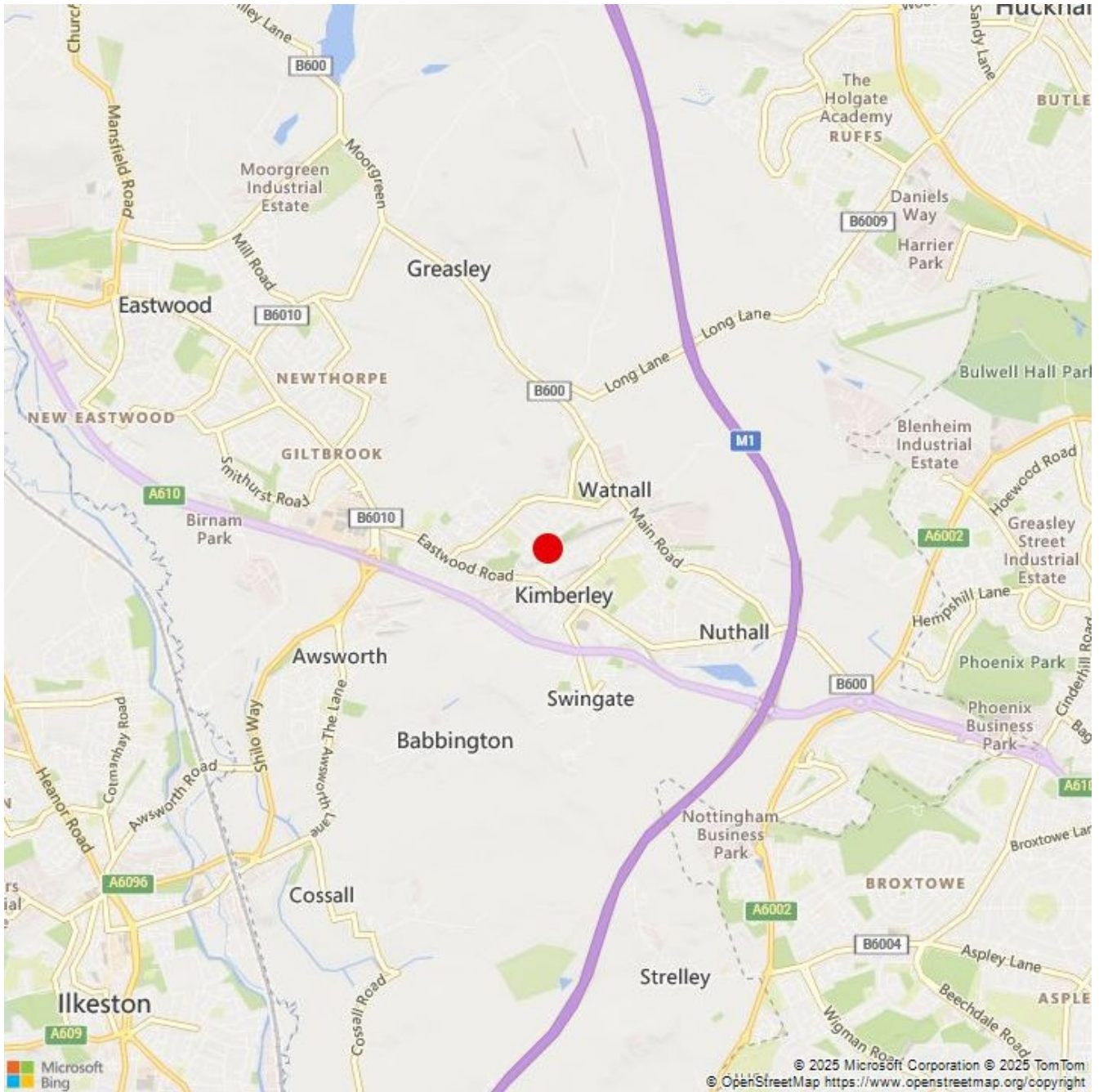
1) Omeeto are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made by word of mouth or in writing.
2) These particulars do not form part of any offer or contract and "information" must not be relied upon as statements, representations or facts.

3) All measurements, areas and distances are approximate and for guidance. All descriptions, conditions, permission for use and occupations should not be relied upon and it should not be assumed that the property has all necessary planning, building regulation or other consents. Services, equipment and facilities etc have not been tested. Any interested party must satisfy themselves on these matters by inspection, independent advice or otherwise.
4) Photos, video's, virtual tours etc show only certain parts of the property as they appeared at the time of inspection.



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