

OFFICE WITH SINK, TO LET

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## SUITE 7, 39 MAIN STREET

Kimberley, Nottingham, NG16 2NG



### KEY FEATURES

- Rent: £275.00 per month
- 87 Sq Ft (8.08 Sq M)
- Town centre suite
- Well presented suite
- May qualify 100% rates relief, subject to status
- Local, reputable landlord
- Finishes include, CCTV, Alarm, fingerprint recognition, underfloor heating, LED lighting

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### OMEETO NOTTINGHAMSHIRE

0115 784 4993  
nottinghamshire@omeeto.co.uk

[omeeto.co.uk](http://omeeto.co.uk)

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### 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 6 miles southeast of Eastwood.

The town benefits from an excellent variety of shops, cafes and bars including Herron Foods and Boots Pharmacy which are situated opposite the subject property.

### DESCRIPTION

Bills included office with sink. 24 hour secure access via finger print recognition, CCTV, under floor heating, hard floor coverings, LED lights and air conditioning. Internet and telecoms provided.

Located on the first floor with shared WC and Kitchen facilities. There is no parking on site. Street parking is available locally.

### 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
Suite 7	87	8.08
<b>TOTAL</b>	<b>87</b>	<b>8.08</b>

### 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.

### RATING

The property is currently listed as an office and premises on VOA.gov.uk.

Please check the valuation office website for any rates incentives. Subject to status you may qualify for small business rates relief.

**Rateable Value:** £1,100

### TENURE

The premises are available to let by way of a easy in, easy out licence. Minimum term of 1 year.

Rent includes: water, electric, waste disposal (of general office waste only), maintenance (interior and exterior), cleaning of common areas.

Telephone lines can be provided for £10 per month, per line which includes the cost of local calls. Reasonable broadband use is also included in the rent.

Tenants are responsible for payment of any business rates (if applicable) and a £100 per annum contribution towards building insurance.

### RENT

The premises is available to rent for £275.00 per month.

### VAT

All figures are quoted exclusive of VAT, we are advised the property is registered for VAT which is applicable at the prevailing rate.

### EPC

A(20) - the property has green credentials to include Air Source heat pumps and Solar Panels.

### VIEWING

Please contact us or visit the OMEETO website 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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The logo for OMEETO, featuring the word "OMEETO" in white, uppercase letters on a dark red, rounded square background.

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### ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

### PAPER COPYING LICENCE

100062569

### PARTICULARS UPDATED

09-Mar-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

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### IMPORTANT NOTICE

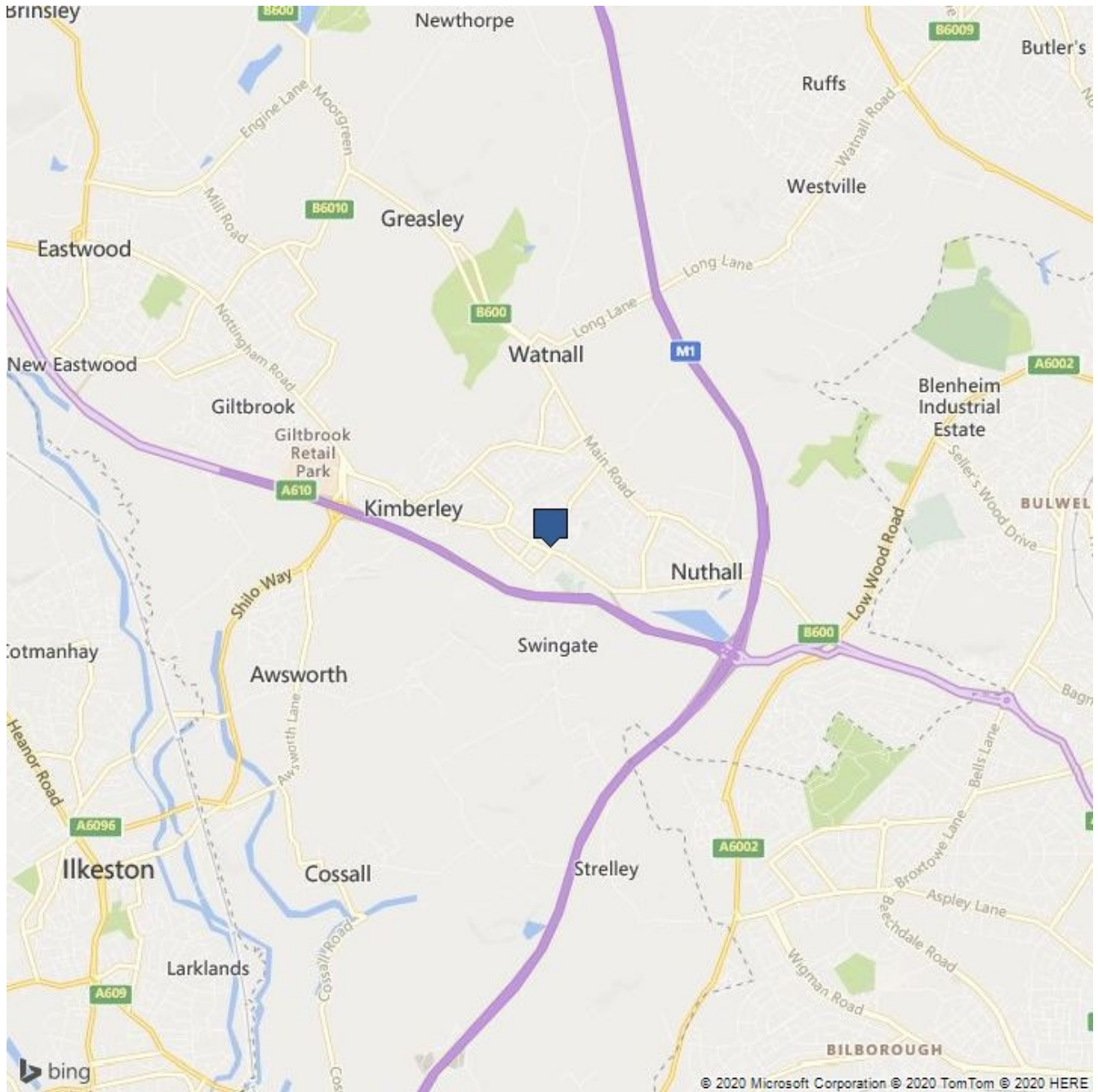
1) Omeeto are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made by word of mouth or in writing.  
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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