

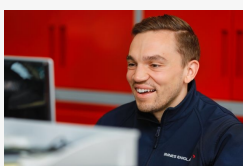


Ben Arran House, Wigwam Lane, Hucknall, Nottinghamshire NG15 7SZ

Offices

- ▶ **Easy access to J27 M1**
- ▶ **Competitive rents with flexible terms**
- ▶ **Available for immediate occupation**
- ▶ **Modern suites from 1,408 - 2,915 sq ft (smaller serviced offices are also available)**

For enquiries and viewings please contact:



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Location

The subject premises are prominently located at the end of Wigwam Lane in Hucknall, one of the main commercial districts in the town. The area is of mixed use within close proximity to Hucknall town centre just circa 0.7 miles north west, providing ready access to retail and leisure amenities and excellent public transport links with Hucknall Railway station and dedicated NET Tram stop providing connections to Nottingham City Centre and surrounding conurbations. Good road connections also serve the property with the A611 approximately 1.5 miles from the premises which in turn links to Junction 27 of the M1 motorway approximately 3.5 miles due west.

Description

The premises comprise a modern three storey high quality office building with secure car parking. The office accommodation is accessed off an impressive communal entrance/reception area with an 8-person passenger lift and benefits from the following specification: -

- LED panels
- Carpet covered floors
- Perimeter trunking
- Gas central heating
- Intercom system

There are associated WC's and shared kitchen facilities on each floor. Extensive on site secure car parking is available on a first come, first served basis.

Accommodation

	Sq M	Sq Ft
Ground Floor Office 1	140	1,507
Second Floor Office 5	130.8	1,408
Office 4a	11.2	121
Office 4b	8.9	96
Office 4c	26.8	288
Office 4d	26.4	284
Office 4e	9.7	104
Total	353.8	3,808

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition. All parties are advised to carry out their own measurements.

Planning

We understand that the property benefits from Use Class E (Commercial, Business and Services use) making the premises suitable for uses such as a shop, cafe, restaurant, office, clinics, health centre and day nurseries. (This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

Tenure

Suites 1 & 5 are available on new lease terms to be agreed.

Serviced office suites are also available.

Business Rates

From enquiries of the Valuation Office Agency (VOA) website we understand the business rates are as follow:

Rateable Value Suite 1: £16,250 pa
Rates Payable: £8,108.75 pa

Rateable Value Suite 5 - £15,750 pa
Rates Payable: £7,859.25 pa

(This information is given for guidance purposes only and prospective occupiers are advised to make their own enquiries with the VOA)

Rent

Office 1 & 5 are available at:

Office 1 - £13,563 pa exclusive
Office 5 - £12,672 pa exclusive

Smaller Offices on Second Floor (Let inclusive of utility bills and service charges):

Office 4a: 121 sqft - £1,250 per quarter
Office 4b: 96 sqft - £975 per quarter
Office 4c: 288 sqft - £2,275 per quarter
Office 4d: 284 sqft - £2,275 per quarter
Office 4e: 104 sqft - £1,050 per quarter

Service Charge

A service charge will be levied to cover a proportionate amount of the costs incurred by the landlord for external building repairs & maintenance, upkeep & maintenance of the common parts, buildings insurance etc. Passing level of service charge available from the agents.

VAT

VAT is not currently payable on the rent. The Landlord reserves the right to elect to charge VAT in the future.

All other sums quoted are exclusive of VAT if applicable.

EPC

The premises has an EPC assessment of C-51.

Viewings

By appointment with the sole agents.

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