

58 Station Road, Sandiacre, Nottingham, NG10 5AS



£8,000

GROUND FLOOR SELF-CONTAINED OFFICE SUITE WITH UP TO SIX GENEROUS OFFICES.

Available from January 2020 and ideal for offices, consultancy rooms or possible show room. Good overall condition, centrally heated with CAT 5 cabling to all offices.

Prominent High Street position in an attractive period building, the accommodation also has a kitchen, two toilets and a storage facility. Two parking bays are also included.

Situated on the old Nottingham/Derby Road, linking the two cities together, Sandiacre is a busy town and suburb within Erewash, over the bridge from Stapleford town, good road links to the A52 and Junction 25 of the M1 Motorway.

Available from January 2020 on a new lease with flexible terms.

A self-contained ground floor suite of five/six generous offices in a prominent main street position with parking for two. Available from January 2020. Ideal for a range of businesses.

[www.robertellis.co.uk](http://www.robertellis.co.uk)



Whilst every endeavour has been made to present a proper description of the property, these particulars do not in any way constitute either the whole, or any part, of an offer or contract. Any intending purchaser is advised to make their own independent enquires and inspections.

Robert Ellis

For more information or to arrange a viewing call 0115 9490044

Robert Ellis

## ENTRANCE PORCH

Outer front entrance door with inner glazed door leading to:

## RECEPTION HALLWAY

With radiator and connecting doors to most of the offices.

## OFFICE 1

16'11" x 15'9" (5.17 x 4.82)

Numerous power points, radiator, double glazed window and door to front. Door to:



## WALK-IN STORE CUPBOARD

15'2" x 3'9" (4.64 x 1.15)

## OFFICE 2

16'2" plus bay window x 14'5" (4.93 plus bay window x 4.4)

Radiator, double glazed bay window to the front. Connecting door to:

## OFFICE 3

18'9" x 11'7" (5.73 x 3.55)

Radiator, double glazed window to the rear and connecting door to:

## OFFICE 4

13'0" x 7'11" (3.98 x 2.42)

Radiator, wall mounted gas boiler (for central heating and hot water,) double glazed window and door to rear.

## OFFICE 5

13'1" x 11'4" (overall measurements)

(3.99 x 3.46 (overall measurements))

'L' shaped room with radiator, double glazed window and sloping rear roof lights across the width of the room.

## OFFICE 6/STORE ROOM

12'2" x 7'11" (3.71 x 2.43)

Double glazed window to the rear.

## KITCHEN

8'3" x 5'2" (2.53 x 1.58)

Staff kitchen with stainless steel sink unit, cupboard under, double glazed window and connecting door to W.C.

## STAFF TOILETS

7'10" x 3'6" (2.39 x 1.08)

With w.c. and hand basin.

## OUTSIDE

There are two parking bays in an adjacent courtyard.

## TERMS

The offices are available to let on a new lease for a term of three or five years without rent review. The Tenants will be responsible for all internal repairing and the Landlord for external repairs.

The tenants will be responsible for the payment of the annual insurance premium, as well as 50% of the electricity and water costs as only one meter serves the whole building.

The gas is independent and separately charged for, whilst the rent is due on a monthly, in advance, basis.

## VAT

We understand the Landlord is not currently VAT registered in respect of this property and therefore no VAT is charged for in addition to the rent and we do not expect this position to change.

## DIRECTIONAL NOTE

From our Stapleford branch on Derby Road, proceed in the direction of Sandiacre. Proceed over the railway bridge into Station Road where the property can be found on the right hand side on the corner with Rutland Grove.

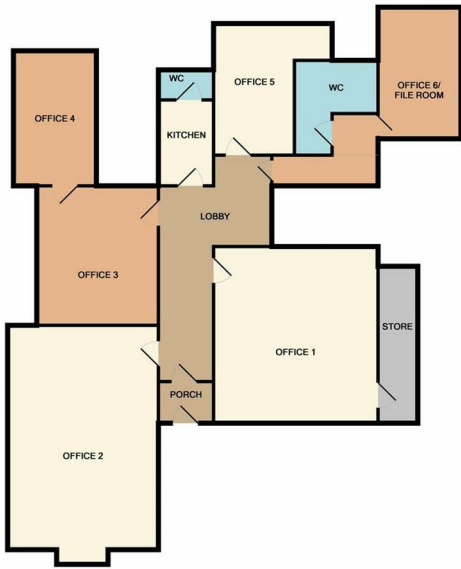
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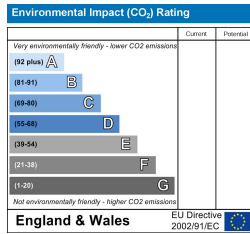
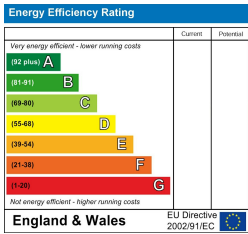
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STATION ROAD, SANDIACRE  
 TOTAL APPROX. FLOOR AREA: 1446 SQ FT. (134.3 SQ M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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 as to their operability or efficiency can be given.  
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