

TO LET

**UNIT 2 BOWDEN DRIVE
PADGE ROAD
BEESTON**



**SELF CONTAINED TWO STOREY OFFICES
NIA: 1,393 SQ FT (129.4 SQ M)**

**MODERN OPEN PLAN OFFICES
RECENTLY REFURBISHED
CLOSE TO M1 MOTORWAY
5 DEDICATED CAR PARKING SPACES
EASILY ACCESSIBLE LOCATION
AVAILABLE IMMEDIATELY**

SAT NAV: NG9 2JY

Property Particulars

**Geo
Hallam &
Sons**

**0115 958 0301
www.geohallam.co.uk**



LOCATION

The premises are situated on Bowden Drive, consisting of a development of four semi-detached two storey office buildings with designated car parking accessed off Padge Road in Beeston.

Padge Road is accessed off Beacon Road which in turn is accessed off Queens Road (A6005). Queens Road leads to University Boulevard (A6005) to the North which in turn provides access to Nottingham's outer ring road.

The premises are located on the southern side of Queens Road (A6005) which leads towards Long Eaton and Derby to the west which provides access, via the A52, to Junction 25 of the M1 motorway which is approximately three miles to the east.

Beeston benefits from excellent public transport links and good road communications. Newly improved NET Tram System provides easy access in and out of the City Centre to Beeston Town Centre.

DESCRIPTION

The premises comprise a two storey semi-detached office building of brick construction under a pitched tiled roof.

The offices are to be reinstated to an open plan in lay out and will provide the following specification:

- Brand new carpeting throughout
- Metal framed double glazed windows
- Gas central heating
- Suspended ceilings with LED lighting
- Perimeter trunking
- Meeting room on the Ground Floor
- Ground floor security shutters
- Male & Female W/C's
- Kitchen
- Fully alarmed

CAR PARKING

To the front of the property are five designated car parking spaces available with the building with a further two spaces potentially available by way of double banking.

ACCOMMODATION

Description	sq ft	sq m
Ground Floor	618	57.4
First Floor	775	72
TOTAL	1,393	129.4

TERMS OF DISPOSAL

The premises are available on a new Lease on terms to be agreed.

QUOTING RENT

£20,000 per annum exclusive

PLANNING

The property has an existing planning permission for B1 Use (Business).

Alternative uses may be permitted although interested parties are advised to make their own enquiries of Broxtowe Borough Council.

BUSINESS RATES

From our enquiries of Broxtowe Borough Council we understand that the property is assessed as follows:

Local Authority: Broxtowe Borough Council
Rateable Value: £17,000
Description: Offices & Premises

SERVICE CHARGE

A Service Charge is payable in respect of the maintenance and upkeep of the common areas of the development. Further information is available from the agents upon request.

VAT

All sums are quoted exclusive of VAT if applicable.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Rating of C (63).

LEGAL COSTS

Each party will be responsible for their own legal costs involved in the transaction.

ESTATE AGENTS ACT (1979) S21 DISCLOSURE

A Partner of Geo Hallam & Sons has a personal vested interest in the property.

VIEWING

Strictly by appointment with the sole agent Geo. Hallam & Sons:

Contact: Giles Davis
Email: giles@geohallam.co.uk
Direct Tel: 01159 580 301

September 2024

Geo

Hallam &
Sons

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Chartered Surveyors

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NG1 5BQ

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Fax : 0115 950 3108

Property Particulars

MISREPRESENTATION ACT: Geo Hallam & Sons for themselves and for the Vendors or lessors of this property whose agents they are give notice that: **1)** the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract. **2)** All descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them. **3)** No person in the employment of Geo Hallam & Sons has any authority to give any representation or warranty whatsoever in relation to this property.