

TO LET

**13C MAIN STREET
KEYWORTH
NOTTINGHAMSHIRE**



**OFFICES WITH ANCILLARY STORAGE
GIA: 894 SQ FT (83 SQ M)**

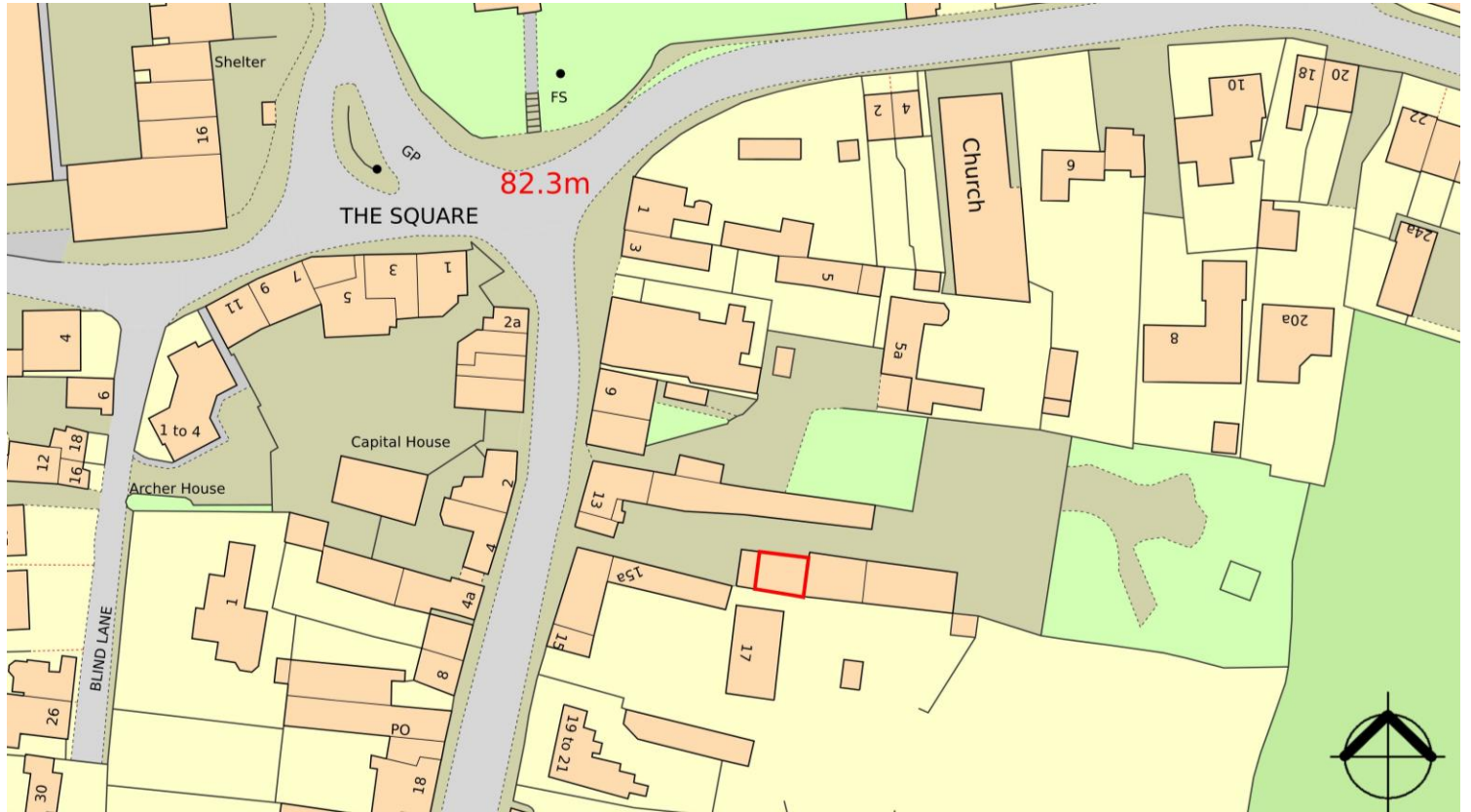
**SUITABLE FOR A VARIETY OF USES
SELF-CONTAINED BUILDING
1 DEDICATED CAR PARKING SPACES
POPULAR SOUTH NOTTINGHAM VILLAGE LOCATION
AVAILABLE IMMEDIATELY**

SAT NAV: NG12 5AA

Property Particulars

**Geo
Hallam &
Sons**

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



LOCATION

The premises are situated in the centre of Keyworth accessed off Main Street.

Keyworth is a popular dormitory village lying approximately 8 miles south east of Nottingham and the location benefits from good access to Nottingham's outer ring road and the south of the county via the A606 and A60, together with Junction 21 M1 via the A606 and A46.

DESCRIPTION

The property comprises a two storey brick building providing a combination of open plan and cellular accommodation.

To the ground floor is workshop/storage accommodation with kitchenette and WC facilities.

The ground floor has part concrete and part vinyl flooring with painted and plastered walls, and a suspended ceiling incorporating LED light panels.

To the first floor is office accommodation which has been subdivided by way of non-structural partitioning to create three separate offices along with a kitchenette and a second WC. The first floor offices benefit from vinyl flooring, painted and plastered walls and solid ceilings with fluorescent strip lighting.

The property benefits from UPVC windows throughout with a gas fired boiler serving the wet radiator system to ground and first floors.

CAR PARKING

The property has the benefit of 1 demised car parking space immediately outside of the property within a shared car park accessed off Main Street.

ACCOMMODATION

Description	M ²	Ft ²
Ground Floor (Stores)	39.9	430
First Floor (Offices)	43.1	464
Total	83	894

TERMS OF DISPOSAL

The property is available on a new fully repairing and insuring lease for a term of years to be agreed at a rent of:

£9,000 per annum payable quarterly in advance.

BUSINESS RATES

From enquiries made of the VOA website we understand that the property is currently assessed as follows:

Local Authority:	Rushcliffe Borough Council
Description:	Offices & Premises
Rateable Value:	£5,400

SERVICES

We are advised that mains water, gas and electricity are connected to the premises.

VAT

All figures are quoted are exclusive of VAT if applicable.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and will be available in due course.

PLANNING

It is understood that the property is suitable for uses within Class E. The property could be suitable for alternative uses subject to obtaining the requisite consents.

All interested parties are advised to contact Rushcliffe Borough Council Planning Department on 0115 981 9911 in respect of their proposed uses.

SERVICE CHARGE

A Service Charge is payable in respect of the maintenance and upkeep of the common areas of the Estate.

Further information is available from the Agent upon request.

ANTI MONEY LAUNDERING POLICY

In accordance with Anti-Money Laundering Regulations two forms of I.D. and confirmation of the source of funding will be required from the successful purchaser.

LEGAL COSTS

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

VIEWING

Strictly by appointment with the sole agent Geo Hallam and Sons:

Contact: Giles Davis
Direct Tel: 0115 958 0301
Email: giles@geohallam.co.uk

August 2026

Geo

**Hallam &
Sons**

0115 958 0301
www.geohallam.co.uk

Property Particulars

Chartered Surveyors
Unit 2, Bowden Drive
Padgate Road, Beeston
Nottingham, NG9 2JY

Tel : 0115 958 0301
Fax : 0115 950 3108

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.