



Ice House

Unit 2, Bolero Square, Nottingham, NG1 1LY

Office/Retail Unit TO LET

Nottingham

3,300 sq ft

(306.58 sq m)

- 2700 Sq Ft Ground floor plus 600 Sq Ft First floor
- Open plan industrial style space
- Nottingham City Centre
- Variety of possible uses subject to use class (Currently E)
- £40,000 per annum

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Summary

Available Size	3,300 sq ft
Rent	£40,000 per annum
Rateable Value	£25,250
Service Charge	Upon Enquiry
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Upon Enquiry
EPC Rating	C (54)

Description

The property sits in the corner of Bolero Sq, with open frontage to the sq and its own front patio area included under a separate lease agreement. The property occupies the ground floor and part first floor of the building, with several floors of residential accommodation above.

Location

Located in the Centre of Nottingham at the entrance to the Nottingham Motorpoint arena and Ice skating centre.

Nottingham is well positioned within the Midlands, with an estimated population of circa 280,000, the City can be accessed from 3 exits from the M1 (J24 in the South Via the newly built dual carriageway A453, J25 via the A52 at Derby, and J26 Via the A610 to the North) The A453 junction to the South of the City leads to Kegworth and Castle Donington, ideal for Nottingham East Midlands airport and Donington Race track.

Accommodation

Name	sq ft	sq m	Availability
Unit - 3300 Sq Ft space	3,300	306.58	Available
Total	3,300	306.58	

Terms

Offered for let on a new 5 year lease on fully repairing and insuring terms. The initial passing rent is £40,000 per annum plus VAT, tenants are responsible for all bills including rates.

Acommadation

Open plan ground floor space measuring approximately 64 x 42 = 2700 sq ft
With ground floor w/c's and kitchenette area.

The first floor office is open planned with a store room. Approx - 21 x 31 = 600 sq ft

SERVICES

We are advised that all main services are connected to the property. These services have not been inspected or tested by the agent.

VAT & LEGAL COSTS

We are advised that VAT will be chargeable on the Rent and on any Service charges and Landlords Insurance contributions required.



Viewing & Further Information



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