

GROUND FLOOR OFFICE, TO LET

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## 3 THE GROVE, PEACHE WAY

Bramcote, Nottingham, NG9 3DX



### KEY FEATURES

- Rent: £785.00 per month
- 294 Sq Ft (27.31 Sq M)
- Inclusive Rent
- Available from July 2026
- Office accessed off main entrance
- Onsite breakout space, bookable meeting room
- Access to attractive lawned garden
- 0.6 miles from Bramcote island with A52

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### OMEETO NOTTINGHAMSHIRE

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[omeeto.co.uk](https://omeeto.co.uk)

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### LOCATION

Bramcote is a popular commuter village in the Borough of Broxtowe. The Grove on Peache Way offers a quiet, professional business setting just off the A52 (Brian Clough Way), only 0.6 miles from Bramcote Island and 3.5 miles from M1 Junction 25.

Excellent transport links with Cator Lane tram stop 0.7 miles away, plus easy access to Bramcote Lane shops, parks, Beeston, Nottingham city centre, University and Queen's Medical Centre. Ideal for businesses seeking a low-traffic, prestige office location near Nottingham.

### DESCRIPTION

Modern serviced offices to rent. Bills included. Flexible workspace, perfect for professionals, start-ups or growing teams seeking impressive ready-to-use office space in Bramcote.

The inclusive rent covers utilities, heating, waste, maintenance and cleaning. The office is fully furnished with desk, chair and pedestal, LED lighting and central heating. Shared modern kitchen, WC and shower facilities are available, along with an on-site bookable meeting room and informal breakout space.

On-site parking is provided on a first-come, first-served basis. Additional benefits include easy-in easy-out licence terms (minimum 1 year), 24 hour access and access to attractive landscaped gardens.

An excellent option for those looking for offices to rent in Bramcote or serviced offices near Nottingham.

Office 3 is located on the ground floor which is available from July 2026.

### ACCOMMODATION

The accommodation has been measured on a Nett Internal Area basis (NIA) in accordance with the RICS Code of Measuring practice.

FLOOR	Sq Ft	Sq M
<b>TOTAL</b>	<b>294</b>	<b>27.31</b>

### PLANNING

We believe the office to rent has been used under Class E - Commercial, Business and Service of the Town and Country Planning (Use Classes) Order 1987 (as amended) but may be subject to a range of professional office uses STP. All parties should confirm the planning position with the relevant Local Authority. The property is GII listed, list ID 1248244.

### RATING

The property is currently listed as an office and premises on VOA.gov.uk.

Please check the valuation office website for any rates incentives. Subject to status you may qualify for small business rates relief.

**Rateable Value:** £3,250

### TENURE

Office to let by way of a new licence for a minimum term of 1 year. 1 access fob & 1 office key per desk is included in the rent, any additional or replacement would be £25.00 + VAT each.

Rent includes; water (in shared WC's, kitchens and shower) electric, heating, waste disposal (of general office waste only), maintenance (common area and exterior), CCTV in common areas and cleaning.

Super fast broadband is available with packages from £35 per month. Telephones handsets are available from £25 pcm or tenants can arrange their own telephones. Tenants are responsible for payment of any business rates (if applicable). The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations.

### RENT

The premises is available to rent for £785.00 per month.

### VAT

All figures are quoted exclusive of VAT, we are advised the property is registered for VAT which is applicable at the prevailing rate.

### EPC

D(94)

### VIEWING

Please contact us or visit [www.omeeto.co.uk](http://www.omeeto.co.uk) for full details. Physical viewings with proceedable parties can be arranged on request by contacting our commercial property agents. OMEETO

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### ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

### PAPER COPYING LICENCE

100062569

### PARTICULARS UPDATED

02-Jun-2026

### NOTE

Plans, maps drawings are not to scale.

### OMEETO

Please check our website for a suite of photos, video's and virtual tour. Users can also access our data room for various property documents.



### CONTACT

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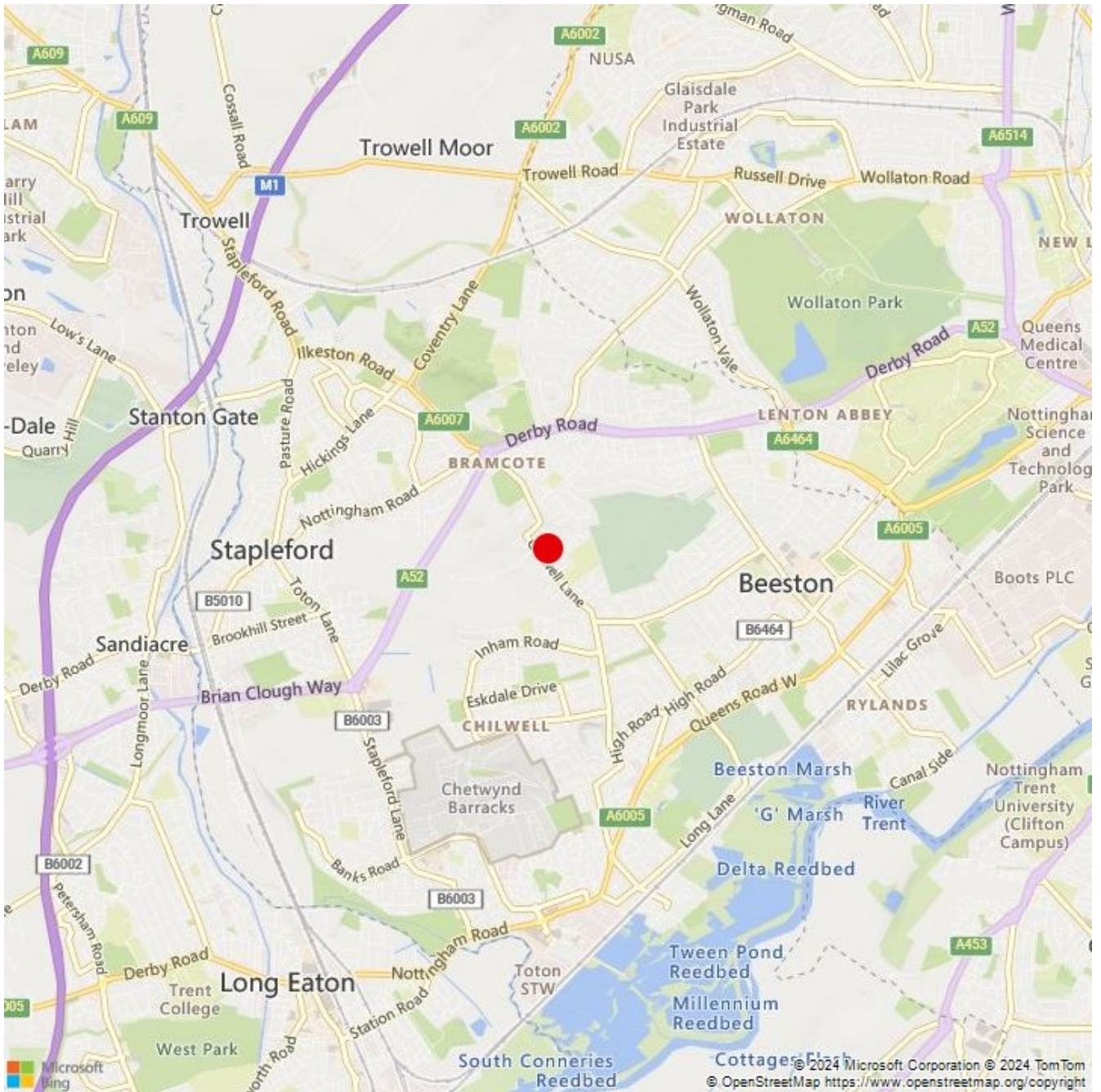
### IMPORTANT NOTICE

1) Omeeto are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made by word of mouth or in writing.  
2) These particulars do not form part of any offer or contract and "information" must not be relied upon as statements, representations or facts.

3) All measurements, areas and distances are approximate and for guidance. All descriptions, conditions, permission for use and occupations should not be relied upon and it should not be assumed that the property has all necessary planning, building regulation or other consents. Services, equipment and facilities etc have not been tested. Any interested party must satisfy themselves on these matters by inspection, independent advice or otherwise.  
4) Photos, video's, virtual tours etc show only certain parts of the property as they appeared at the time of inspection.

The OMEETO logo is displayed in white capital letters on a dark purple rounded rectangular background.

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