

MUSSON LIGGINS

NEW BASFORD
CHELSEA HOUSE

£5 per sq ft
PER ANNUM EXCLUSIVE
2,743 ft² (254.90 m²) to 3,266 ft² (303.41 m²)

TO LET

Upper Floor Office Suites
In Established Business Location

 Chelsea House, Chelsea Street,
New Basford, Nottingham,
NG7 7HP

 **0115 941 5241**

 **jack@mussonliggins.co.uk**

 **mussonliggins.co.uk**

GENERAL DESCRIPTION

High-quality office space set within a multi-tenanted property located in the established industrial area of New Basford, approximately two miles north-west of Nottingham City Centre.

FEATURES

- ▶ COMPETITIVE RENT
- ▶ FLEXIBLE SPACE AVAILABLE
- ▶ CONVENIENTLY SITUATED TO GOOD TRANSPORT LINKS
- ▶ W/C FACILITIES

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 [mussonliggins.co.uk](https://www.mussonliggins.co.uk)



Chelsea House
Chelsea Street
New Basford
Nottingham
NG7 7HP



LOCATION

The premises are located in New Basford, an established industrial area, located approximately two miles north west of Nottingham City Centre.

The location is less than a mile from the Nottingham Outer Ring Road, which in turn gives access to Junction 26 of the M1 Motorway, which is approximately 3.9 miles away.

The property is located in a prominent position with frontages to Palm Street, Rye Street and Duke Street

DESCRIPTION

High-quality office space set within a multi-tenanted property.

The property is accessed via a key fob entry system into a shared reception. Tenants benefit from a shared break-out area and male and female WC facilities.

A range of sizes are available to suit your business requirements.

Specification:

- CCTV & secure entry system
- Suspended ceiling with inset LED lighting
- Fully carpeted throughout
- Shared staff facilities

Chelsea House	M ²	Ft ²
First Floor Offices	303.41	3,266
Second Floor Offices	254.90	2,743





BUSINESS RATES

Budget figures are available from the agents.

For further information regarding rates payable and small business rates relief, please contact Nottingham City Council

PLANNING

We understand that the property has Planning Consent for its existing use. For further information on planning and use, please contact Nottingham City Council Planning Control Department.

EPC (ENERGY PERFORMANCE CERTIFICATES)

A copy of the existing building's Energy Performance Certificate can be obtained from the Agents

TERMS

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

RENT

First Floor: £16,330 (Sixteen Thousand Three Hundred and Thirty Pounds) Per Annum Exclusive

Second Floor: £13,715 (Thirteen Thousand Seven Hundred and Fifteen Pounds) Per Annum Exclusive

SERVICES

We understand that electricity and water are connected to the premises however we recommend that interested parties contact the relevant service providers to confirm this.

VAT

Prices are quoted exclusive of Value Added Tax (VAT).

LEGAL COSTS

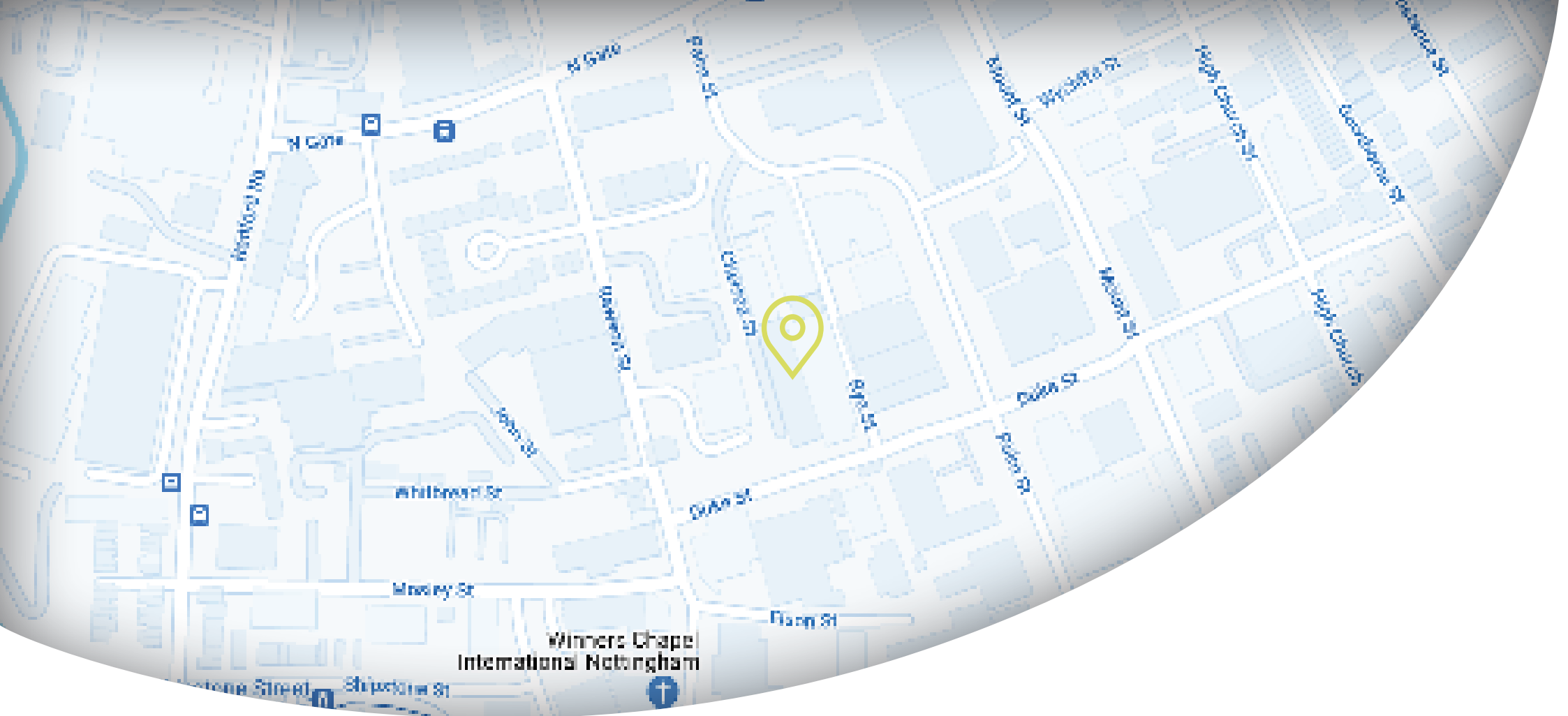
Each party will be responsible for their own legal costs incurred in this transaction.

VIEWING

Strictly by prior appointment with the Sole Agents Musson Liggins Ltd.

CONTACT

Jack Farrell BSc (Hons) MRICS
Jack@mussonliggins.co.uk



MISREPRESENTATION

While every effort has been made to ensure that these particulars provide a true and fair summary of the development, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this development. To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the development that liability is excluded to the extent permitted by law from time to time.

MUSSON LIGGINS



Brigade House 5, Albion Street,
Beeston, Nottingham NG9 2PA



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**LANDLORD &
TENANT ADVICE**

At Musson Liggins we aim to deliver a personal and professional service you can trust, with clear, practical advice and guidance.

Property services we offer include; Sales and Lettings of Commercial and Investment Properties, Acquisition and Property Investment Advice, Red Book Valuations, Rent Reviews, Lease Renewals, Landlord and Tenant Advice.

If you would like to discuss any property related matter, do not hesitate to contact our friendly and professional team.



JACK FARRELL BSc (HONS) MRICS
ASSOCIATE DIRECTOR

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