

OFFICE , TO LET

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# 18 THE GROVE, PEACHE WAY

Bramcote, Nottingham, NG9 3DX



## KEY FEATURES

- Rent: £655.00 per month
- 229 Sq Ft (21.27 Sq M)
- Inclusive Rent
- Onsite meeting room
- Available from April 2026
- Attractive lawned garden
- 3.5 miles from M1 J25
- 1.6 miles from Beeston Centre

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## OMEETO NOTTINGHAMSHIRE

0115 784 4993  
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[omeeto.co.uk](https://omeeto.co.uk)

The OMEETO logo is a white, rounded square with the word 'OMEETO' in white, uppercase letters inside it.

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## TO LET - OFFICE

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### LOCATION

Bramcote is a well positioned commuter village, between Stapleford and Beeston in the Broxtowe district of Nottinghamshire.

The offices to let are located on Peache Way, just off Chilwell Lane. It is a predominantly residential location, made up of high quality family housing, with Alderman White School just 0.2 miles to the south. Local to The White Lion pub, a Co-Op and Premier shop, each within a 20mins walk.

The office for rent benefits from excellent commuter links being just 0.7 miles from the A52 Bramcote Island, giving direct links into nearby Nottingham, Derby and connecting with J25 M1 just 3.5 miles to the west. Bramcote Lane tram stop direct into Nottingham city is 20mins walk, and bus stops for Beeston, Stapleford and Nottingham within 10mins walk.

### DESCRIPTION

Bills included. East in, Easy out. Office with parking. 24hr access. Furnished with desk, chair, pedestal. Central heating, LED lighting and good distribution of power and data. Shared kitchen, WC and shower facilities. Informal meeting space and bookable meeting room. Access to attractive lawned garden. On-site pay & display parking or free nearby street parking available.

Office 18 is located on the first floor will be available from April 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>229</b>	<b>21.27</b>

### PLANNING

The office to let 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.

### 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. Additional or replacement fobs are £25 + 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) and cleaning of common areas.

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 £655.00 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 the OMEETO website for full details and a virtual tour. Physical viewings with proceedable parties can be arranged on request by contacting our commercial property agents. OMEETO do not take any responsibility for any loss or injury caused whilst carrying out a site visit.

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### ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

### PAPER COPYING LICENCE

100062569

### PARTICULARS UPDATED

16-Dec-2025

### 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

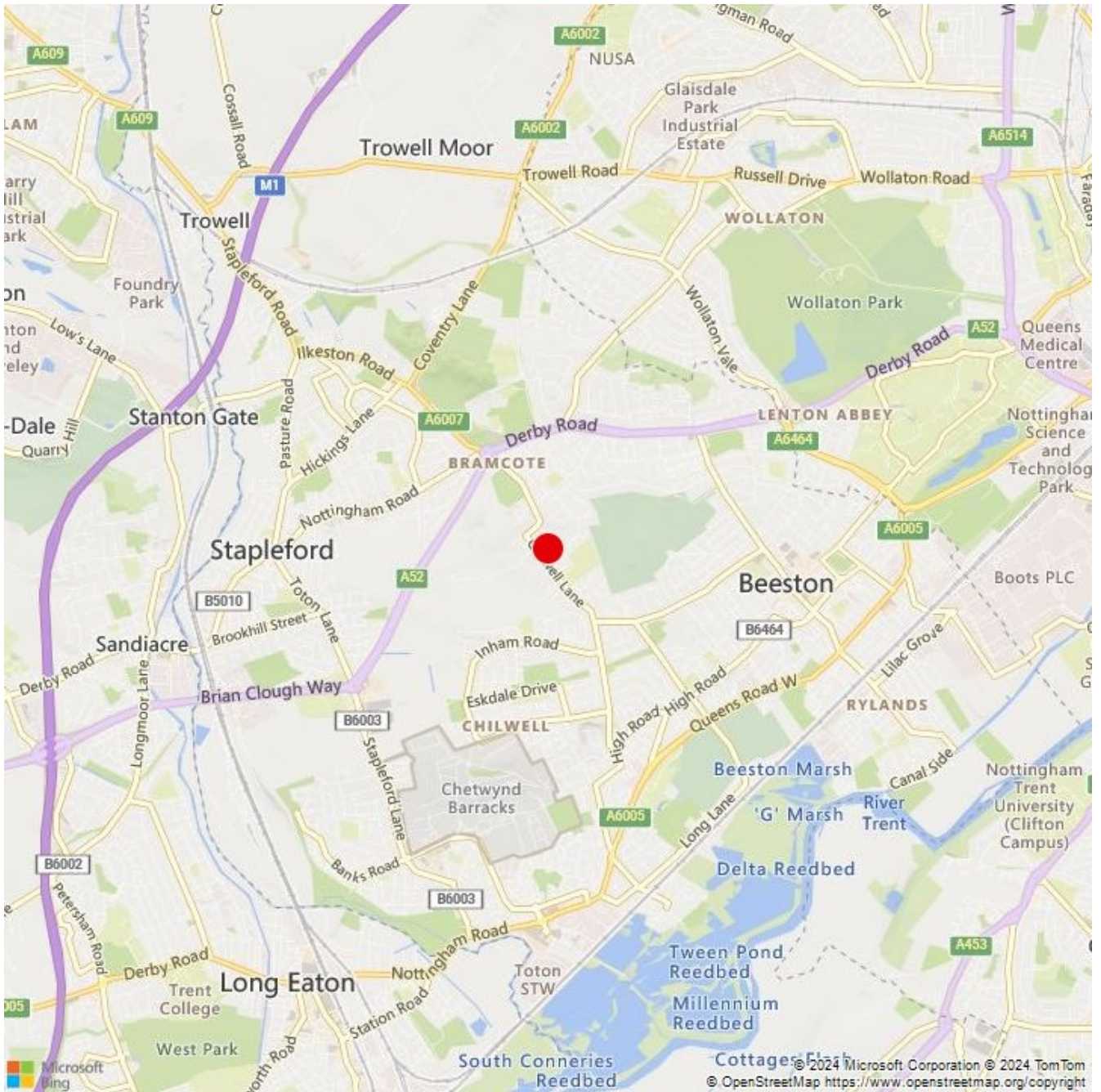
1) Omeeto are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made by word of mouth or in writing.  
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.



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