

INCLUSIVE OFFICE, TO LET

017 THE GROVE, PEACHE WAY

Bramcote, Nottingham, NG9 3DX



KEY FEATURES

- Rent: £510.00 per month
- 171 Sq Ft (15.89 Sq M)
- Bills included
- Newly refurbished
- Onsite meeting room
- Onsite parking
- 0.7 miles from A52 Brian Clough Way
- 3.5 miles from M1 J25

OMEETO NOTTINGHAMSHIRE

0115 784 4993
nottinghamshire@omeeto.co.uk

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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.

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.

What 3 Word location: winks.prom.orange

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 017 is located on the first floor.

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
TOTAL	171	15.89

PLANNING

We believe the property 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 100% rates relief.

Rateable Value: £2,175

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 £510.00 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

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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

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ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

PAPER COPYING LICENCE

100062569

PARTICULARS UPDATED

28-Jan-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

Chris Wright

01332 840328

07471072799

chrisw@omeeto.co.uk

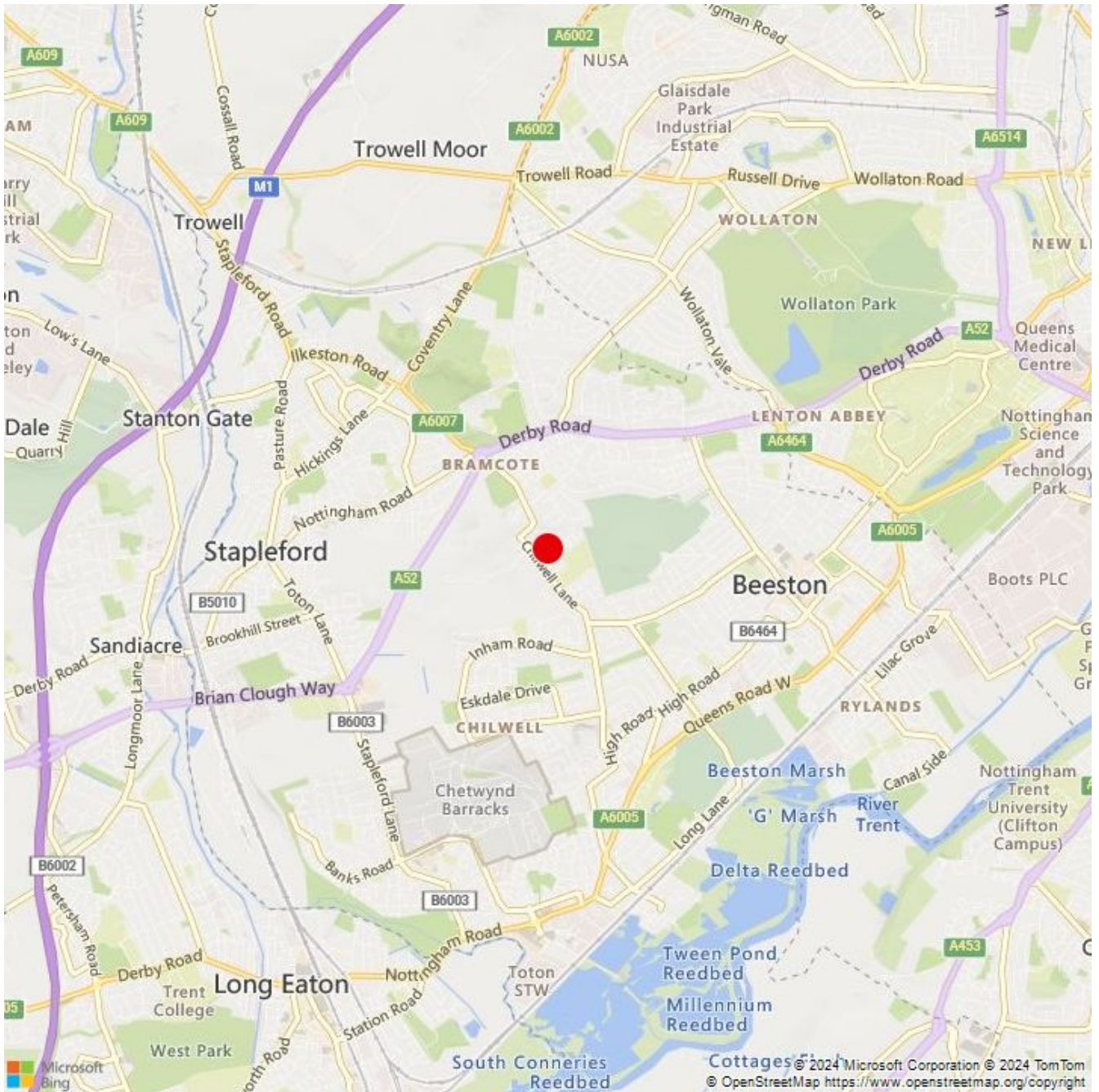
IMPORTANT NOTICE

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 red, rounded rectangular background.

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