



TO LET SUITE E, THE POINT

LOUGHBOROUGH ROAD,
WEST BRIDGFORD,
NOTTINGHAM NG2 7QW

260 sq m **(2,799 sq ft)**

High-specification West Bridgford office
with secure car parking

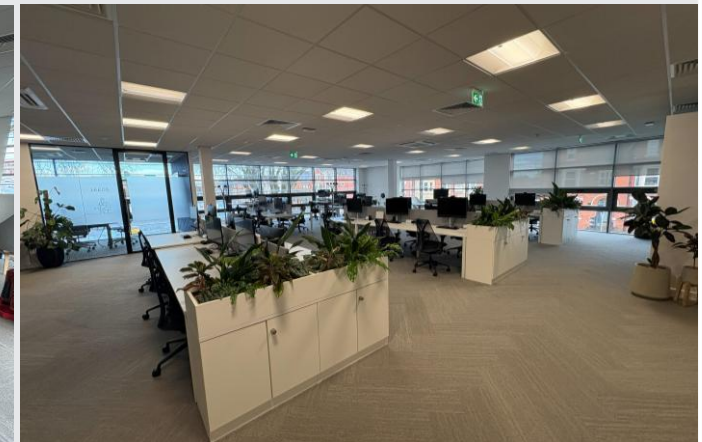
- Fully fitted to a high specification, including dedicated glazed meeting rooms / areas and individual pods
- Heating / cooling system, kitchen / break out area, W.C. facilities, passenger lift
- Superb natural light throughout
- Secure, designated undercroft car parking for 5 vehicles, passenger lift
- Close to the city centre, with exceptional road and public transport connections



NG Chartered Surveyors

Roseway House | Unit 8 | Wheatcroft Business Park | Landmere Lane | Edwalton | Nottingham | NG12 4DG

AVAILABLE
NOW





LOCATION

The Point occupies a highly prominent position on Loughborough Road in West Bridgford, at the junction of Wilford Lane and Loughborough Road, approximately 2 miles south of Nottingham City Centre.

Central Avenue is just a short walk away, offering an extensive range of amenities, well known cafes, bars and restaurants including Cote Brasserie, Wagamama, Pizza Express and Café Nero to name a few.

The property also benefits from excellent connectivity, with fantastic access to Nottingham Train Station / NET Tram, A52 Ring Road, A453 and Junctions 24-26 of the M1 motorway.

DESCRIPTION

The property comprises a first-floor office space within a modern, well-presented office building and has the benefit of secure, designated undercroft car parking for 5 vehicles. Suite E has been comprehensively refurbished and fully fitted to a high specification by the current tenant, providing:

- Glazed meeting rooms / areas and individual pods
- Heating / cooling system, raised floor access
- Suspended ceilings with inset lighting
- Kitchen / break out area, W.C. facilities
- Large, floor to ceiling windows providing excellent natural light
- Passenger lift to all floors
- External courtyard communal break out area

ACCOMMODATION

We understand the Net Internal Area of the floorplate to be:

	SQ M	SQ FT
Suite E	260	2,799
TOTAL NIA	260	2,799

Measurements are approximate and NG cannot guarantee their accuracy. Interested parties are to rely on their own due diligence.



SUBJECT TO CONTRACT

Viewing: By prior appointment with the sole agents.

THOMAS SZYMKIW
07564-580300
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ALICIA LEWIS
07517-905795
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EPC

The property has an EPC rating of 65 falling within Band C.

TOWN & COUNTRY PLANNING

We understand the property has an established consent for uses falling within Class E (Commercial Business & Services) of the Town & Country Planning (Use Classes) Order revised 2020.

BUSINESS RATES

Charging Authority: Rushcliffe Borough Council
 Description: Offices & Premises
 Rateable Value: £41,750
 From: 1st April 2026

TENURE

Suite E is available by way of a sub-lease or assignment of the current tenant's occupational lease. Further information can be provided by the agent.

RENT

£44,784 per annum exclusive.

SERVICE CHARGE

A service charge is levied towards the upkeep and maintenance of the common areas. Further information can be provided by the agent.

VAT

VAT is applicable to the rent and service charge at the prevailing rate.

LEGAL COSTS

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

OUR ANTI-MONEY LAUNDERING POLICY

In accordance with Anti-Money Laundering Regulations, two forms of I.D. and confirmation of the source of funding will be required from the successful tenant.



PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability or service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph(s) depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof.