

SELF CONTAINED OFFICE, TO LET

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## UNIT 6, FIRTH WAY

Bulwell, Nottingham, NG6 8GF



### KEY FEATURES

- Rent: £10,750 per annum
- 935 Sq Ft (86.86 Sq M)
- Superbly presented
- Two-storey with kitchen & WCs
- On-site parking for 3 vehicles
- In established business park
- Fenced and gated site
- 2 miles to J26 of M1

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### OMEETO NOTTINGHAMSHIRE

0115 784 4993  
nottinghamshire@omeeto.co.uk

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

The OMEETO logo is a dark red rounded square with the word "OMEETO" in white, uppercase, sans-serif font.

## TO LET - SELF CONTAINED OFFICE

### LOCATION

Bulwell is a town in Nottinghamshire c3 miles south of Hucknall and 5 miles north west of Nottingham.

The office to let is situated on Vision Business Park, a modern business park 1.5 miles north of Bulwell and accessed just off Camberley Road (A6002).

Shell, Aldi and Limekiln Pub are all within 0.3 miles. The site benefits from good commuter and public transport links; J26 to M1 and the A610 are within 2 miles and a bus stop is 0.5 miles from the business park which runs to Nottingham City Centre.

What 3 Words Location: puppy.crowned.waddled

### DESCRIPTION

Modern self contained office with parking. On fenced and gated estate.

The office to let is predominately open plan with accommodation over the ground and first floors. The office benefits from perimeter trunking (for power and data), central heating, CAT II lighting, alarm system, kitchenette, WC, intercom & fob entry.

Externally there is a courtyard and 3 designated parking spaces. There is provision for visitor parking and a bike store.

### ACCOMMODATION

The accommodation has been measured on a Net Internal Area basis (NIA), in accordance with the RICS Code of Measuring Practice. The measurements are taken from the VOA and should be checked.

FLOOR	Sq Ft	Sq M
Ground Floor Office	628	58.34
First Floor Office	307	28.52
<b>TOTAL</b>	<b>935</b>	<b>86.86</b>

### 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). All parties should confirm the planning position with the relevant Local Authority. Suitable for professional uses.

### SERVICES

All mains services with the exception of gas are connected to the property. The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations.

### 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:** £6,800

### SERVICE CHARGE

Is payable for the running, maintenance and up keep of the shared external areas.

### TENURE

Office to let by way of a new lease for a minimum term of 3 years.

### RENT

The premises is available to rent for £10,750 per annum.

### 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

### 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

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### PARTICULARS UPDATED

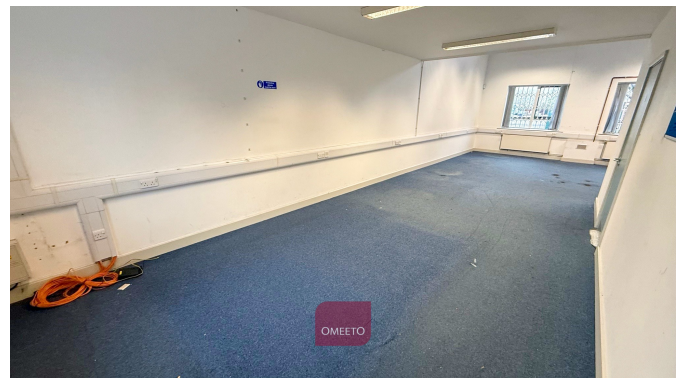
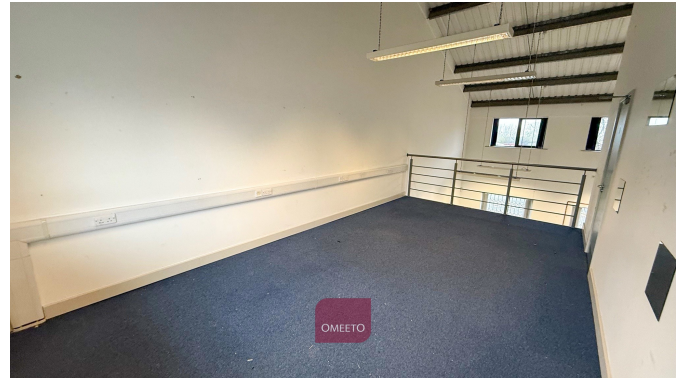
19-Mar-2025

### 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

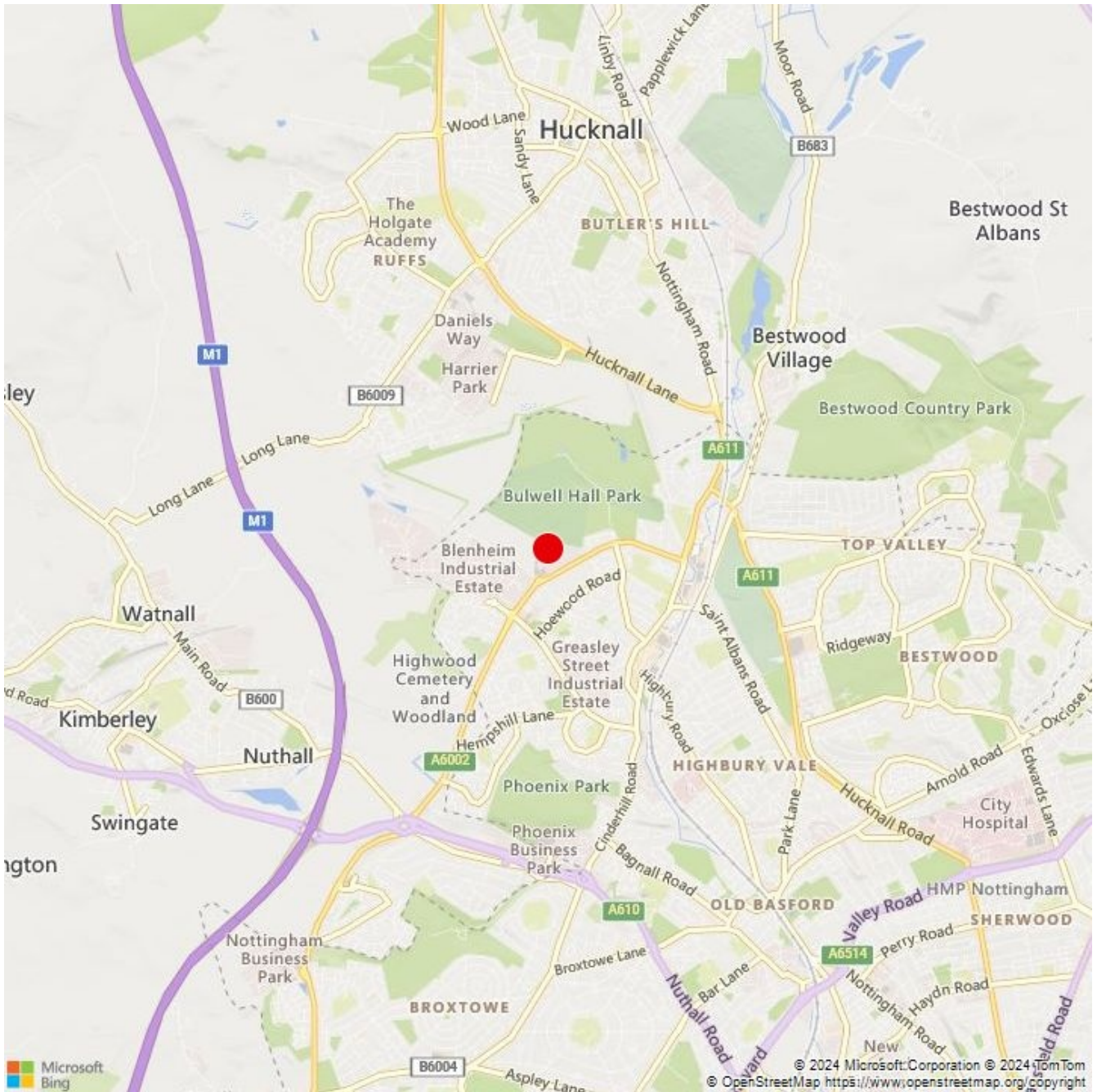
1) Omeeto are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made by word of mouth or in writing. 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