



**LAWMAX HOUSE
30-32 NOTTINGHAM ROAD
STAPLEFORD
NOTTINGHAM NG9 8AA**

FIRST FLOOR OFFICE UNITS 5 AND 6 TO LET
Unit 5 - £5,700 per annum Exclusive of Business Rates
Unit 6 - £7,950 per annum Exclusive of Business Rates
The two units could be taken as one

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- **Modern Office Block, situated a short distance from the centre of Stapleford with access to A52 to Nottingham and Derby and M1 Junction 25.**
 - **Unit 5 - 633 sqft (58.81 sqm)**
 - **Unit 6 - 880 sqft (81.75 sqm)**
 - **Gas fired central heating, sealed unit double glazing and air conditioning.**
 - **Car park with reserved spaces for each unit and public car park fairly close by**
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DIRECTIONS

From our office in Wollaton Road, Beeston continue towards the A52 T junction and turn left towards Derby. At the traffic island at Bramcote take Nottingham Road, Bramcote by the Sherwin Arms Public House towards Stapleford and the property is then on the left hand side on the corner of Cliff Hill Avenue before reaching the centre of Stapleford. If approaching from the centre of Stapleford at the The Roach take the road towards Bramcote and Lawmax House is a little way along on the right hand side, situated on the corner of Cliff Hill Avenue. Car park access is from Cliff Hill Avenue.

Units 5 & 6

Lawmax House

UNIT 5

First Floor office unit. The accommodation is as follows:

Office 1 approximately 8'1" x 15'3" (2.464m x 4.648m)

Office 2 approximately 10'6" x 11'9" (3.200m x 3.581m)

Office 3 approximately 14'4" x 11'4" + 7' x 4'4" (4.369m x 3.454m + 2.134m x 1.321m)

Office 4 approximately 14'4" x 11'4" + 7' x 4'5" (4.369m x 3.454m + 2.134m x 1.346m)

UNIT 6

A general open plan area in the main approximately 25' x 16'3" (7.620m x 4.953m) and 20'7" x 11'2" (6.274m x 3.404m) plus Kitchen area approximately 9'5" x 5'4" (2.870m x 1.626m)

Private Office approximately 9'6" x 16' (2.896m x 4.877m)

TOILETS

Ladies and Gents toilets are located on the Landing which is between Units 5 and 6.

Both Units have gas fired central heating, sealed unit double glazing and air conditioning.

RATEABLE VALUE

The two units are assessed as one Rateable Value at £14,750 and this also includes a storage unit which is not part of the area to be Let. The Rateable Value will therefore need to be re-assessed.

LEASE

The premises are offered on new Lease for a term to be agreed. The tenants will be responsible for repairs and a proportion of the insurance on the building.

The rent will be paid quarterly in advance and excludes Business Rates. The rent is subject to V.A.T.

COSTS

The ingoing tenant to be responsible for the Landlords legal costs in preparing, executing and stamping the Lease.

SERVICE CHARGE

A Service Charge, calculated as a proportion of the floor area of each Unit, covers a proportion of the insurance attributable to each Unit, any external repairs and maintenance, external window cleaning etc. The service charge also includes heating, lighting, cleaning and maintenance of Common areas including the toilets.

Units 5 & 6
Lawmax House

VIEWING

By prior appointment through our Office.

NOTE

None of the services or appliances (if any) or heating installations, plumbing or electrical systems have been tested by the selling agents unless otherwise stated.

All measurements are approximate and given as a guide only.