

## 3.4 BRIDGE HOUSE, HARDY CLOSE

Kimberley, Nottingham, NG16 2JW



### KEY FEATURES

- Rent: £420.00 per month
- 147 Sq Ft (13.66 Sq M)
- Inclusive Rent
- Available from November 2025
- Air Conditioning
- Former Kimberley Brewery
- Onsite car park
- Easy In Easy Out Licence

### OMEETO NOTTINGHAMSHIRE

0115 784 4993  
nottinghamshire@omeeto.co.uk

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### LOCATION

Kimberley is a busy market town located in the Broxtowe District of Nottinghamshire, just 5.5 miles northwest of Nottingham, 5.5 miles southwest of Hucknall and 6 miles southeast of Eastwood. The office to rent is located in the former Kimberley Brewery site; 0.5 miles north of Kimberley town centre, and just 1 mile from the IKEA retail business park and 2 miles from J26 of the M1.

The town benefits from an excellent variety of shops, cafes and bars including Sainsbury's, Greggs, Herron Foods and Peak Pharmacy.

### DESCRIPTION

Inclusive first floor office. Being refurbished to a high standard with LED lighting & air con. Shared reception with waiting area, kitchen and bookable meeting room. Shared shower and WC facilities on the ground floor. 24/7 access. Car park available based on first come first served.

Office available from November 2025.

### ACCOMMODATION

The accommodation has been measured on a Net Internal Area (NIA) in accordance with the RICS Code of Measuring practice.

FLOOR	Sq Ft	Sq M
<b>TOTAL</b>	<b>147</b>	<b>13.66</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) but may be subject to a range of professional uses STP. All parties should confirm the planning position with the relevant Local Authority.

### TENURE

The office is available to let by way of a easy in, easy out licence based on a 1 year term. The office suite is offered on an "inclusive" rental basis. Rent includes: water (in shared WC's, shower & kitchen) electric, waste disposal (of general office waste only), maintenance (common area and exterior), cleaning of common areas and site CCTV.

Broadband & phones are available subject to the incoming tenants requirements. 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 £420.00 per month.

### VAT

All figures are quoted exclusive of VAT, we are advised the property is not registered for VAT. Landlord reserves the right to register the building for VAT at a later date.

### EPC

A (22)

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

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### ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

### PAPER COPYING LICENCE

100062569

### PARTICULARS UPDATED

02-Oct-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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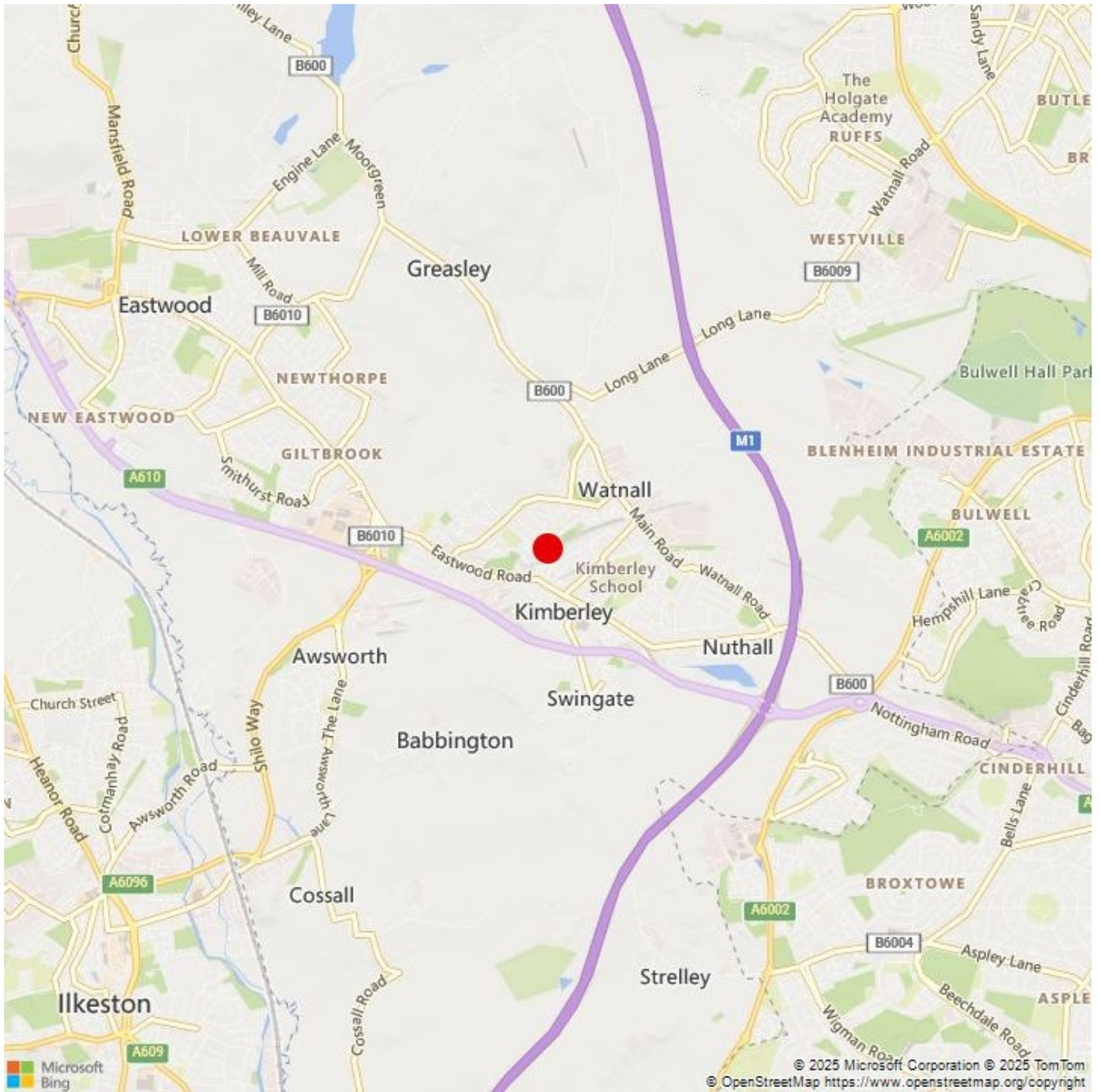
### IMPORTANT NOTICE

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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