

# MUSSON LIGGINS


## BEESTON STONEY STREET **TO LET**


264 sq ft - 278 sq ft  
(24.52 sq m - 25.82 sq m)

# £7,200

**PER ANNUM**

**First Floor**  
Office Space

 1-3 Stoney Street,  
Beeston,  
Nottingham,  
NG1 1LG

 0115 941 5241

 [william@mussonliggins.co.uk](mailto:william@mussonliggins.co.uk)

 [mussonliggins.co.uk](http://mussonliggins.co.uk)



First Floor Offices,  
1-3 Stoney Street,  
Beeston  
Nottingham,  
NG9 2LA



## LOCATION

The subject property is situated on Stoney Street, in the heart of Beeston Town Centre. Stoney Street connects directly with the High Road, Beeston's primary retail thoroughfare, providing access to a wide range of local amenities including a nearby Sainsbury's which includes a large car park. The surrounding area comprises a mix of retail, leisure and commercial uses, with residential areas in close proximity.

The Beeston Transport Interchange, providing both NET tram and bus connectivity to Nottingham City Centre and beyond, is within a short walk of the property. Beeston railway station is approximately a 10-minute walk away, offering regular rail services to Nottingham and Derby.

By road, the property benefits from good access to the wider regional network, with the A52 providing routes towards both Nottingham and Derby. Junction 25 of the M1 Motorway lies approximately 4 miles to the west, offering direct access to the national road network.

## DESCRIPTION

The accommodation comprises two self-contained first floor office suites, each finished to a high standard throughout.

Both suites are of comparable size and specification, offering open plan office space with modern flooring throughout, LED strip lighting and a fitted kitchen incorporating integrated appliances, an induction hob, extractor, worktops and a sink.

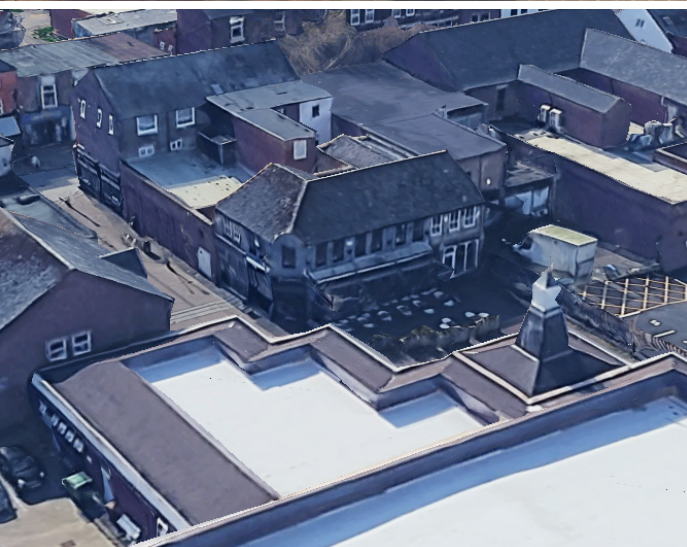
Each suite benefits from a separate WC that includes a shower.

Office	Sq M	Sq Ft
1	25.82	278
2	24.52	264



## FEATURES

- ▶ Self contained suites.
- ▶ Private kitchenette and shower facilities.
- ▶ Readily available
- ▶ Video intercom system



## RENT

**Office 1:** £600 pcm

**Office 2:** £600 pcm

Inclusive of broadband.

Interested parties are encouraged to contact us for the latest availability

## PLANNING

Interested parties should satisfy themselves that the use of the building is sufficient to their purposes.

For further information, please contact Broxtowe Borough Council.

## EPC (ENERGY PERFORMANCE CERTIFICATES)

A copy of the building's Energy Performance Certificate can be obtained from the Agents.

## TERMS

The premises are available on a new lease on terms to be agreed.

## VAT

There is no Value Added Tax (VAT) applicable to the rental figures quoted.

## LEGAL COSTS

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

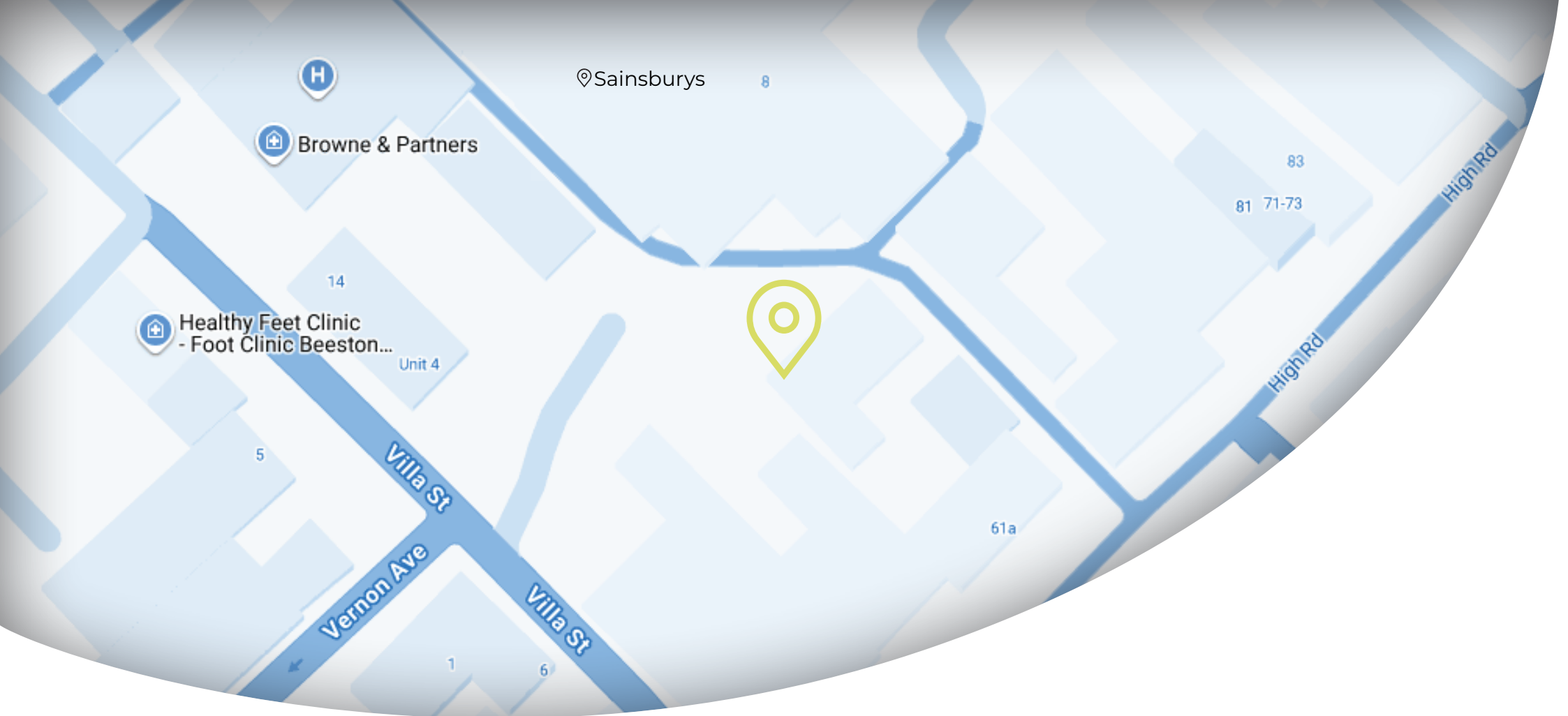
## VIEWING

Strictly by prior appointment with the Sole Agents Musson Liggins Ltd.

## CONTACT

William Cowley

[William@mussonliggins.co.uk](mailto:William@mussonliggins.co.uk)



### MISREPRESENTATION

While every effort has been made to ensure that these particulars provide a true and fair summary of the development, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this development. To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the development that liability is excluded to the extent permitted by law from time to time.

# MUSSON LIGGINS



Brigade House 5, Albion Street,  
Beeston, Nottingham NG9 2PA



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At Musson Liggins we aim to deliver a personal and professional service you can trust, with clear, practical advice and guidance.

Property services we offer include; Sales and Lettings of Commercial and Investment Properties, Acquisition and Property Investment Advice, Red Book Valuations, Rent Reviews, Lease Renewals, Landlord and Tenant Advice.

If you would like to discuss any property related matter, do not hesitate to contact our friendly and professional team.



**WILLIAM COWLEY**  
**APPRENTICE SURVEYOR**

 **0115 941 5241**

 **William@mussonliggins.co.uk**

 **mussonliggins.co.uk**