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PROMINENT OFFICE PREMISES TO LET



54 KING STREET, SOUTHWELL, NG25 0EN

- First & Second floor office accommodation in prominent position within the town centre.
- Accommodation from 132.2 ft² (12.2m²) to 172.2 ft² (15.9 m²)
- Busy town centre location, situated near the busy Market Place and the Minster with all local facilities and amenities.
- To Let as a whole or as individual office accommodation.



01636 610906



www.woodmoore.co.uk

DESCRIPTION & LOCATION

First and Second floor office accommodation set within a Grade II listed building within the heart of Southwell town centre, offering all inclusive lease with the option to let as a whole or individual offices.

Southwell is an historic and thriving minster town with a resident population in the order of 8,000 and is located approximately 12 miles north east of Nottingham and 6 miles to the west of Newark.

ACCOMMODATION

The property comprises of first and second floor offices with ancillary accommodation. The accommodation provided comprises:

| Accommodation | ft ² | m ² |
|----------------------------------|-----------------|----------------|
| First Floor | | |
| Office 1 | 172.2 | 15.9 |
| Office 2 | 132.2 | 12.2 |
| Kitchen (with balcony) | - | - |
| WC | - | - |
| Second Floor | | |
| Office 3 | 171.8 | 15.9 |
| Office 4 | 155.3 | 14.4 |
| Total (Net Internal Area) | 631.5 | 58.6 |

(Please note that all measurements are approximate and should only be used for guidance purposes only)

SERVICES

Rent is inclusive of all services (except telecoms & contents insurance).

ENERGY PERFORMANCE CERTIFICATE

EPC exempt (listed building)

TENURE

The offices are available to let individually or, where adjacent, can be combined to form larger suites from £325 pcm per office. Flexible tenancy agreements - length of term by negotiation.

BUSINESS RATES

The Business Rates are inclusive within the annual rent payable.

VAT

All figures quoted are exclusive of, but may be liable to, VAT at the prevailing rate.

FURTHER DETAILS

For further details or to arrange a viewing of the premises please contact:-

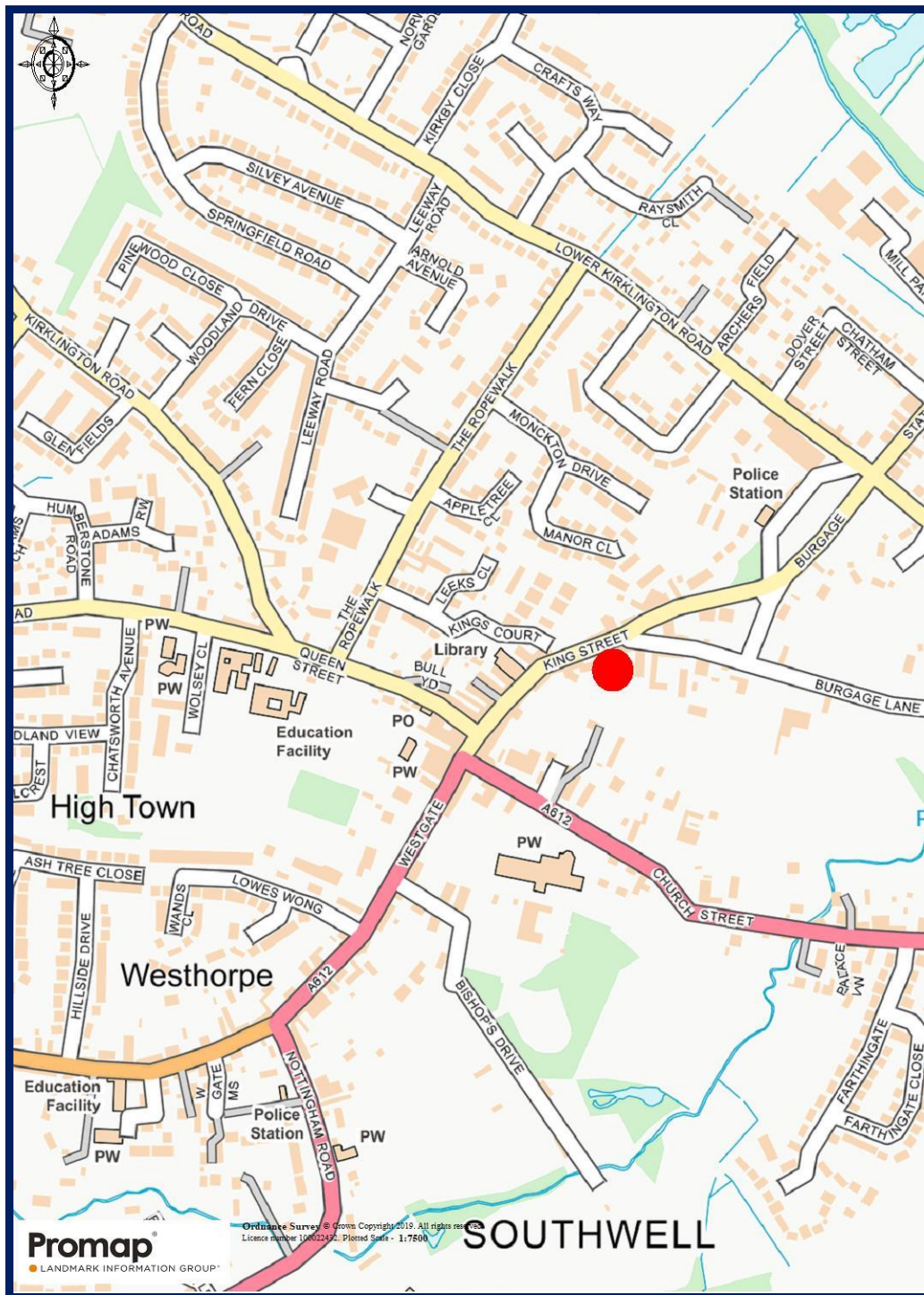
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(Not to scale and for identification purposes only)