



19 Union Street, Bingham, Nottingham,  
Nottinghamshire, NG13 8AD

£28,500 Per Annum

Tel: 01636 611811

 **RICHARD  
WATKINSON  
PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers



We are delighted to offer to the market this two storey, purpose built modern office building comprising 2,350 sq.ft. The property is fitted out to a modern specification, with carpet tile flooring, freshly painted walls and suspended ceiling with recessed category 2 lighting. The offices are well laid out, have dado trunking for for phone and internet access and are fully alarmed. There are electric storage heaters. The property comprises 3 car parking spaces within the courtyard in Linley Court for exclusive off road car parking for the offices. there is also the added benefit of a large free Local Authority car park just next door.

### LOCATION

The property is situated on Union Street, adjacent to the public car park, occupying a highly accessible location with good foot fall and passing traffic in the town centre of Bingham. Union Street comprises a town centre location including; offices, shops and residential apartments with associated car parking. Bingham has an excellent range of National and Regional occupiers including Sainsbury's Local, Co-op Superstore, Boots, a range of Hairdressers & Beauty Salon, Bingham Post Office, Yeung Sing Restaurant & Hotel, various coffee shops, Bars and Cafes, Handy Centre and a number of individually run shops.

Bingham occupies a strategic location just off the A46 and A52, two main arterial routes providing access to Nottingham, Leicester, Grantham, Newark and Lincoln. The A1 and M1 are also within easy reach. The town has become even more accessible and continues to expand and is currently seeing a large number of residential houses being built to the north of the town, creating further demand for the town's amenities.

### TRANSPORT LINKS

Bingham lies reasonably centrally within the UK and is well placed for access to the A46 for commuting north to Newark (12 miles), Lincoln (30 miles) and south to Leicester (24 miles), Junction 21 of the M1 (30 miles), the A52 for commuting to Nottingham (8 miles) and Grantham (14 miles). The town has its own Railway Station with direct links to Nottingham and Grantham, with further connections to the East Coast Main Line to

London Kings Cross. There are also regular bus services. East Midlands Airport is approximately 22 miles distant.

### THE PROPERTY

We are delighted to offer to the market this two storey, purpose built modern office building. The property is fitted out to a modern specification, with carpet tile flooring, freshly painted walls and suspended ceiling with recessed category 2 lighting. The offices are well laid out, have dado trunking for for phone and internet access and are fully alarmed. There is gas central heating. The property comprises 3 car parking spaces within the courtyard in Linley Court for exclusive off road car parking for the offices. there is also the added benefit of a large free Local Authority car park just next door.

### THE ACCOMMODATION

The net internal area at 218.32 sq.m (2,350 sq.ft). The property provides well thought out and laid out accommodation which is diverse, with a ground floor reception office fronting Union Street.

The ground floor comprises a reception office and two meeting rooms as well as a ladies/disable WC. The first floor comprises; 4 individual offices, 2 large open plan office areas and 2 further meeting rooms. There are male WC and Kitchen area. The internal specification of the offices is good with suspended ceiling and category 2 recess lighting or category 2 ceiling mounted lighting units, gas central heating and light airy space.

### GROUND FLOOR

#### RECEPTION OFFICE

17'1" x 19'7" (5.22 x 5.99)

With direct access onto Union Street and two large display windows.



#### DISABLED/LADIES WC

With disable WC, wash hand basin

#### GROUND FLOOR MEETING ROOM

11'4" x 17'8" (3.46 x 5.39)



#### GROUND FLOOR INTERVIEW ROOM

7'9" x 13'6" (2.37 x 4.12)

### FIRST FLOOR

### OPEN PLAN OFFICE

17'9" x 28'7" (5.42 x 8.73)



### GENERAL OPEN PLAN OFFICE

15'1" x 18'6" (4.60 x 5.65)



### MEETING ROOM

17'8" x 11'5" (5.41 x 3.49)



### INTERVIEW ROOM

7'10" x 13'6" (2.41 x 4.13)



### INDIVIDUAL OFFICE 3

9'6" x 9'8" (2.9 x 2.97)

### INDIVIDUAL OFFICE 4

9'6" x 9'9" (2.9 x 2.98)



### INDIVIDUAL OFFICE 1

10'2" x 11'1" (3.11 x 3.4)

### INDIVIDUAL OFFICE 2

9'2" x 11'1" (2.8 x 3.4)

### KITCHEN

With a range of modern base units, single drainer sink unit and space for appliances.

### MALE WC

With cloakroom and separate cubicle with wc and wash hand basin

### CAR PARKING

Access is available at the rear of the premises to Linley Court, where there are 3 marked Car parking Spaces for sole use of the occupants of the building. Linley Court is accessed off Long Acre. The property is also directly adjacent to a local authority Car Park, which has 2 hours free car parking. There is also a larger LA car park off Newgate Street, with free parking all day.

### LEASE TERMS

The property is available by way of a new full repairing and insuring lease, with terms to be agreed.

### RENT

The annual rent is £28,500 per annum.

## **PLANNING**

The established use for the property is B1 (Office) use. Should any party require an alternative planning use, they must inquire directly to Rushcliffe Borough Council.

## **SERVICES**

The property is connected to mains water, gas, electricity and drainage. The property is heated by radiators from a gas boiler.

## **SERVICE CHARGE**

There is a service charge payable which covers a share of the fire alarm, sprinkler service, fire extinguisher service, window cleaning, external decoration and general external maintenance which is currently managed by the landlord. This is re-assessed annually, but has not significantly changed from year to year.

The service charge is £520 per quarter.

The building is insured by the landlord and recharged to the tenant at a cost of £570 per annum.

## **BUSINESS RATES**

Rushcliffe Borough Council advised the current rateable value of the property is £20,750

The current multipliers stated on Rushcliffe Borough Councils website for 01 April 2020 to 31 March 2021 are:

Small Business multiplier 49.9p

Standard multiplier 51.2p

## **VAT**

It is understood that VAT will be applicable to this transaction.

## **LEGAL COSTS**

Each Party to bear their own legal costs incurred with this transaction

## **VIEWING**

Strictly by appointment with the selling agents. For further information please contact Kirsty Keeton. All Covid-19 current health and safety policies will apply.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

Thinking of selling? For a FREE no obligation quotation call 01636 611811



**RICS**



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