



Derby Road  
Stapleford, Nottingham NG9 7AS

**£2,083 PCM**

A FREEHOLD TWO STOREY DETACHED  
BUILDING.





An opportunity has arisen to rent a two storey detached building, previously used offices providing for 209sqm of internal space.

Situated on a prominent position within Stapleford town centre, this traditional double fronted brick built property is in good overall condition and has until recently been used as a business head quarters with ethernet cabling throughout.

The building benefits from a rear courtyard offering parking for up to six vehicles. Centrally heated and double glazed, the accommodation currently offers two reception spaces at the front, two interconnected offices and a meeting room, as well as store room and kitchen. To the first floor, a central communal area / lobby gives access to three generous offices and rest room facilities.

Situated on the main Stapleford high street (B5010), there is a bus service linking Nottingham and Derby, and offers ease of access to both cities. Close by is the A52 and Junction 25 of the M1 motorway. East Midlands Airport is also approximately 20 mins away.

Ready for immediate occupation. With potential for other commercial uses subject to agreement and possible change of use.



## RECEPTION

15'6" x 15'11" (4.74 x 4.86)

Skirting radiator, full height shopfront window and front entrance door. Door to inner lobby and double glazed patio doors to second reception.

## SECOND RECEPTION

15'6" x 15'10" (4.74 x 4.85)

Radiator, full height shopfront window with uPVC glazed windows and door to office one.

## OFFICE ONE

11'3" x 12'1" (3.43 x 3.70)

Two Radiators window to side, uPVC glazed windows and door leading to office two.

## OFFICE TWO

15'8" x 10'2" (4.8 x 3.10)

Two radiators, wall mounted air conditioning unit, double glazed window to the side and uPVC glazed windows and door leading to meeting room.

## MEETING ROOM

15'8" x 13'11" (4.80 x 4.26)

Two radiators, double glazed windows to the rear and door to rear lobby.

## INNER LOBBY

7'8" x 10'9" (2.35 x 3.30)

Door to comms cupboard, radiator, door to kitchen and door to stairs.

## REAR LOBBY

6'5" x 7'11" (1.96 x 2.42)

Side exit door and door to store room.

## STORE ROOM

8'11" x 7'11" (2.72 x 2.42)

## "L" SHAPED KITCHEN

8'6" reducing to 3'7" x 7'7" (2.6 reducing to 1.1 x 2.32)

Wall and base cupboards with work surfacing, stainless steel sink unit with single drainer, floor mounted gas boiler (for central heating and hot water).

## STAIRS LEADING TO FIRST FLOOR

## FIRST FLOOR CENTRAL LOBBY

15'3" x 11'5" (min) (4.67 x 3.50 (min))

Radiator, double glazed window to the rear.

## OFFICE THREE

14'11" x 16'0" (4.55 x 4.88)

Two radiators airconditioning unit, two double glazed windows to the front.

## OFFICE FOUR

16'0" x 10'10" (4.88 x 3.32)

Two radiators, air conditioning unit, two double glazed windows to the front.

## OFFICE FIVE

15'6" x 12'5" reducing to 8'11" (4.73 x 3.80 reducing to 2.74)

Radiator, double glazed window to the rear.

## GENTS TOILETS

8'0" reducing to 3'11" x 4'0" increasing to 11'3" (2.44 reducing to 1.20 x 1.24 increasing to 3.43)

Low flush WC. Built-in airing cupboard housing water cylinder, radiator, double glazed window.

## LADIES TOILETS

3'7" x 6'9" (1.1 x 2.08)

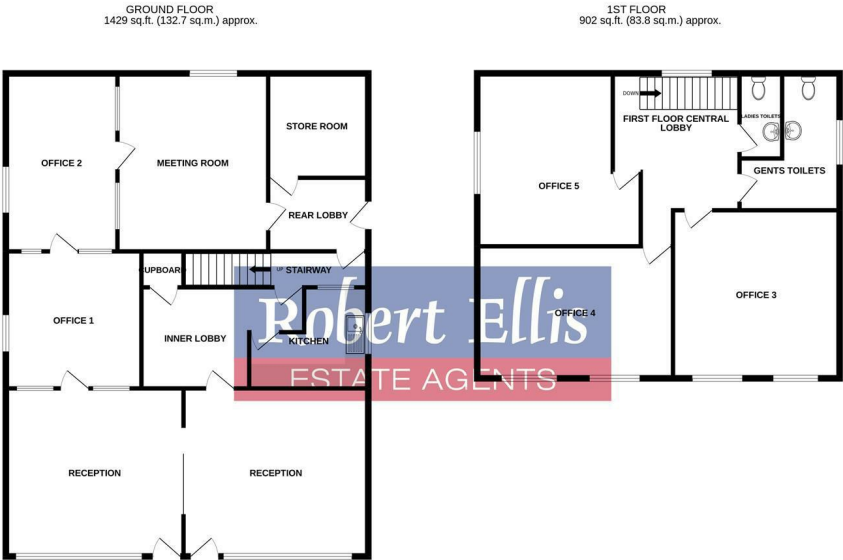
Wash hand basin, low flush WC, radiator.

## OUTSIDE

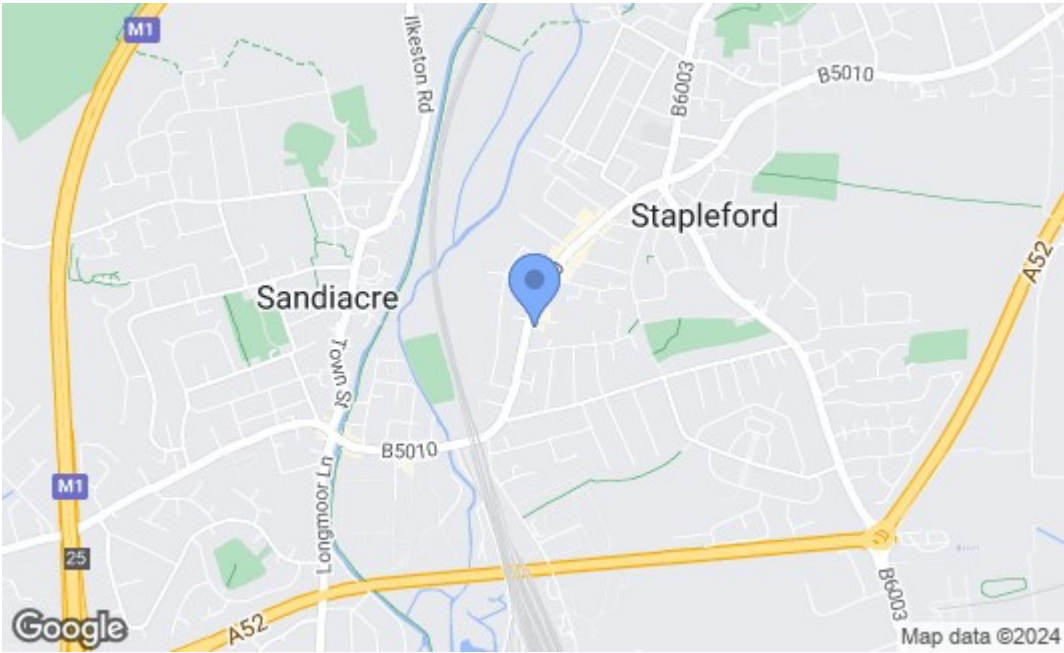
The building fronts the pavement. To the side there is a driveway owned by the freehold which gives access to a rear courtyard with parking for up to six vehicles. Neighbouring properties enjoy a right of access over the driveway.







TOTAL FLOOR AREA : 2331 sq.ft. (216.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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	53	53
(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			

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