



£800 per month.

Rex Gooding

To Let

**71a Boundary Road,
NG2 7DB**

Location

The property is located centrally of this busy parade on Boundary Road which connects the two arterial routes of Loughborough Road (A60) and Melton Road (A606). There is parking to the front

The Building

Located in a busy residential and commercial location, this commercial space is accessed via the side gate next to Edward James Flooring. There is a rear garden space available with this premises.

Accommodation

The premises comprise a first-floor office unit with kitchen and storage. The first floor has 469 sq ft of space with garden.

**Office/ Commercial
Space in Popular
Location with Parking**

First Floor		
Total Space	469 sq Ft	43sqm

The property has the above approximate net internal floor area, measured in accordance with the RICS Code of Measuring Practice

For further information and to arrange access for an onsite inspection please contact Rex Gooding on 0115 945 5553 or info@rexgooding.com

0115 9455 553
info@rexgooding.com
 4 Albert Road, West Bridgford, NG2 5GQ

Sales. Lettings. Property Management.

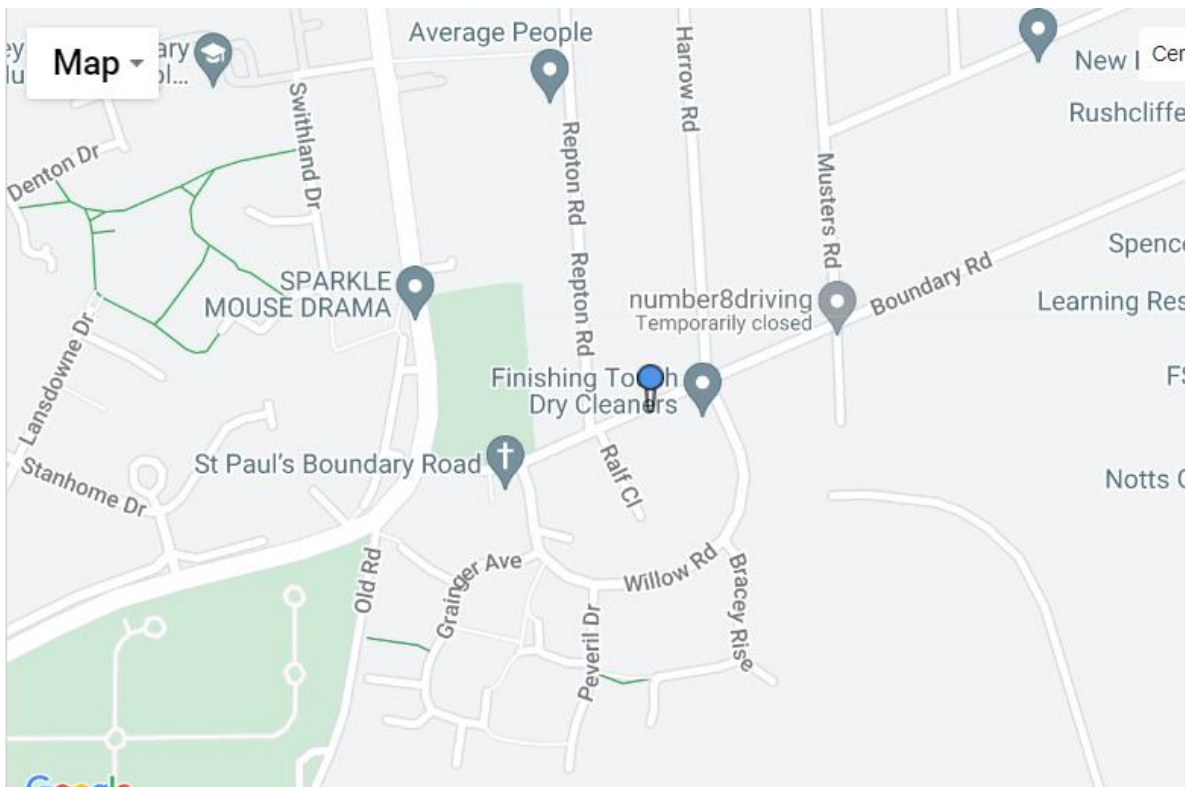
Rex Gooding

Partnership No. OC317866 Regulated by RICS





Location Plan



Tenure

To be advised

Planning

The property benefits from used class E subject to a change to planning consent.

Business Rates

To Be Advised

Legal Costs

Each party is to bear their own legal costs.

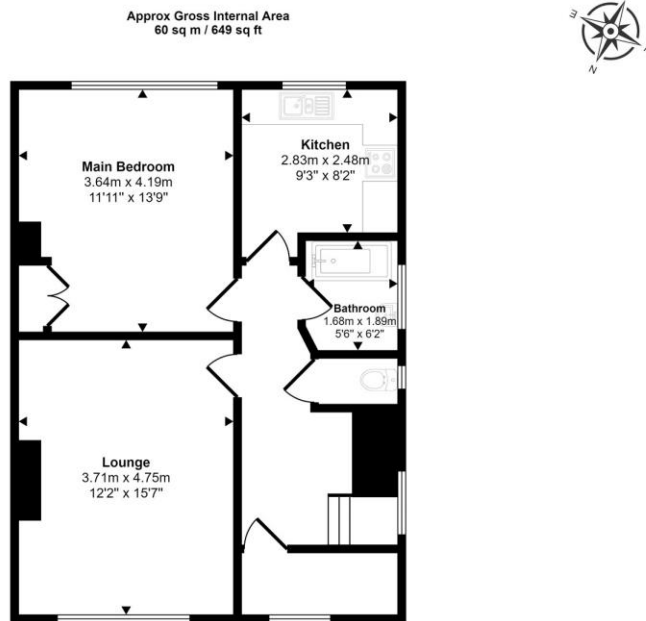
VAT

Prices are quoted exclusive of Value Added Tax (VAT) which may apply.

Anti Money Laundering Policy

In accordance with Anti-Money Laundering Regulations, two forms of I.D. and confirmation of the source of funding will be required from the successful purchaser.

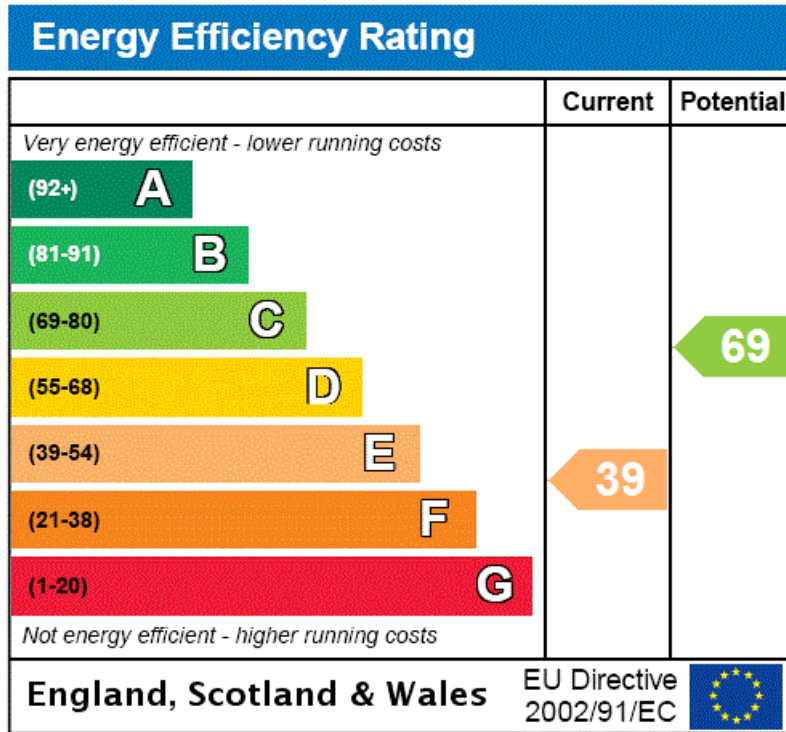
Floor Plans



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

EPC



PROPERTY MISDESCRIPTION ACT

1. All statements contained in these particulars as to this property are made without responsibility on part of Rex Gooding, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability or service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph/s depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof.