

STUDIO HOUSE
MOUNT STREET
NEW BASFORD
NOTTINGHAM
NG7 7HX

TO LET

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Excellent quality accommodation with many original features from 160m² (1,720ft²) to 1,299m² (13,979ft²) with parking.



- ◆ Suitable for a variety of uses
- ◆ Rear car parking
- ◆ Immediately available

NOT TO SCALE

OUR REF: ES/AF/KM

DATE: APRIL 2007

STUDIO HOUSE MOUNT STREET NEW BASFORD NOTTINGHAM NG7 7HX

BACKGROUND

Djanogly College have recently vacated, having refurbished the accommodation to a good standard.

They have relocated their existing sites into a new purpose built facility on Gregory Boulevard. The premises are immediately available.

The premises can be taken as a whole or on a floor by floor basis on new lease terms.

THE PROPERTY

Studio House comprises a detached part three storey and part four storey mill type factory dating from the late 19th century and which in recent times has been refurbished, repaired and improved and has been occupied as an education centre with onsite car parking to the rear.

The main entrance is from Mount Street into a reception area where access is given to other parts of the premises. There is a separate entrance to the three storey rear annex through the car park. Both wings are inter-communicating internally. Additionally the first floor fronting Mount Street has its own ground floor entrance.

The property is constructed of brick elevations incorporating timber framed single glazed windows under a gable ended roof with new slate covering.

Internally there is currently a mix of facilities to include:

- ◆ Circulation areas;
- ◆ Class rooms;
- ◆ I.T rooms;
- ◆ W.C facilities;
- ◆ Reception; and
- ◆ Offices

The accommodation has been fitted to an exceptional specification only two years ago to include:

- ◆ New carpet and laminate floor coverings;
- ◆ Suspended ceilings with inset lighting;
- ◆ Air conditioning to part;
- ◆ Smoke and heat detectors;
- ◆ Security grills;
- ◆ CCTV; and
- ◆ Intruder alarm

The property would equally suit an office or education user.

CAR PARKING

Car parking is provided to the rear within a courtyard for approximately ten cars.

LOCATION

The property is situated in New Basford, approximately 5km (3 miles) North of the Nottingham City Centre in an established industrial and commercial area, although there is a substantial amount of residential housing nearby.

The property is accessed from Mount Street which is a through road running from Northgate. The property is situated only a ten minute walk from Wilkinson Street Tram Terminus providing a park and tram ride serving Hucknall in the North and Nottingham City Centre in the South.

ACCOMMODATION

From measurements taken onsite we calculate the following net internal areas:

Description	m ²	ft ²
S.F Studio 3	282	3,036
L.G.F Studio 8	160	1,720
G.F Studio 4 & 5	268	2,882
G.F Studio 10	156	1,680
F.F Studio 11	266	2,859
F.F Studio 12	167	1,802
Total N.I.A	1,299	13,979

[This information is given for guidance purposes only and prospective tenants are advised to undertake their own measurements prior to contract]

PLANNING

The premises currently have consent to be used for vocational training purposes within Use Class D1. The council have advised that a Change of Use to any educational purpose within Use Class D1 should be forthcoming. The council have further advised that a Change of Use to any business use within Use Class B1 should also be forthcoming.

[This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries of the Nottingham City Council Planning Department on 01159 15 55 55]

BUSINESS RATES

The property is currently assessed as a single entry. The property will therefore need to be separately assessed upon occupation. Guide figures are available from the agents upon request.

TERMS

The premises are immediately available on new effectively full repairing lease terms as a whole or on a floor by floor basis.

The rental levels on a floor by floor basis are:

Description	Ft ²	Rental
S.F Studio 3	3,036	£18,000
L.G.F Studio 8	1,720	£12,750
G.F Studio 4 & 5	2,882	£20,250
G.F Studio 10	1,680	£11,750
F.F Studio 11	2,859	£18,750
F.F Studio 12	1,802	£11,750
Total	13,979	£93,250

VAT is payable at the standard rate.

VIEWING & FURTHER INFORMATION

For further information or to make arrangements to view please contact:

Edward Scott/Alastair Fearn

Tel: 0115 9507577

Fax: 0115 9507688

Email: edwardscott@fhp.co.uk
alastair@fhp.co.uk