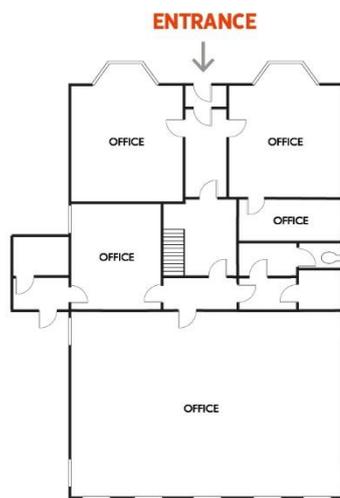


# Anderson House

Grade B leasehold office - Clinton Avenue, Nottingham NG5 1AW



## Ground Floor



## First & Second Floors



## Description

Anderson House is a detached three-storey building of period construction with modern two-storey extension to the rear. The accommodation is primarily cellular, although the extension to the rear provides open plan accommodation. The property has been recently refurbished and benefits from kitchen facilities at ground and second floor levels, together with toilet facilities. The property is heated by gas-fired central heating via wall-mounted radiators. Parking for 14 vehicles is provided to the front of the property.

## Breakdown of Accommodation

Ground Floor	153.3m <sup>2</sup>	1,649 ft <sup>2</sup>
First Floor	149.9m <sup>2</sup>	1,614 ft <sup>2</sup>
Second Floor	29.4m <sup>2</sup>	317 ft <sup>2</sup>
Total	332.6m <sup>2</sup>	3,580 ft <sup>2</sup>

## Business Rates

Rateable Value: £27,500

(this information is given for guidance purposes only – please contact Nottingham City Council on 0115 9155555 for confirmation)

## Location

The property is located within the Sherwood Rise area of Nottingham and can be accessed via Clinton Avenue, together with Hamilton Road. Other occupiers in the vicinity include PKF and ACAS. The location is a short distance from the A60 Mansfield Road, which offers easy access to the outer ring road and J.26 of the M1 motorway.

## Service Charge

A service charge is payable to cover the landscaping and maintenance of the external grounds.

## Tenure

The property is available by way of fully repairing and insuring lease.

## VAT

VAT is applicable to the rent and service charge due.

## Terms

Minimum 3-year leasehold. Shorter term sub-lets may be available by separate negotiation. The incoming tenant will be responsible for both parties' legal costs associated with the transaction.

Call - 0800 027 4832 Email - [enquiries@foxhallbc.co.uk](mailto:enquiries@foxhallbc.co.uk) Visit - [www.foxhallbc.co.uk](http://www.foxhallbc.co.uk)