WALLACE · JONES

ESTATE AGENTS, VALUERS AND AUCTIONEERS








Rent £20,000 pa

## 38 Derby Road | Stapleford | Nottingham | NG9 7AA

Former Lloyds Bank premises situated on a prominent corner location offered for sale or to let with vacant possession and end of chain. Office Areas to two storeys. Gas CH, uPVC DG windows, air conditioning units. Private car parking to rear Approximate floor area throughout of 260 m².

- Former Lloyds bank premises
- Prominent main road location
- Office areas to two storeys
- Private car parking at rear
- Approximate floor area 260m²

## Viewing Arrangements

Strictly by appointment

## Contact Details

27 Derby Road
Long Eaton
Nottingham
Nottinghamshire
NG10 1LU

www.wallacejones.co.uk
enquiries@wallacejones.net
01159468946

GROUND FLOOR:
Banking Hall: 15.49m max x 4.95m max: Twin double radiators, uPVC double glazed windows, aircon output unit.
Teller/Cashier Area: 4.87m max x 7.78m plus recess: Door to:
Inner passageway: External fire exit and stairs off to first floor.
Utility Room: 1.61m x 1.61m:
Strong Room: 4.78m x 2.36m:
Doorway to inner hallway leading to:
Office 4: 2.82m x 2.77m.
Office 3: 2.77m x 2.66m.
Office 2: 4.21m x 2.80m.
Door off inner hallway leading back to Banking Hall with further office:
Office 1: 3.18m x 2.55m.
FIRST FLOOR:
Landing Area: UPVC double glazed window.
Staff Room: 6.12m x 3.73m.
Storeroom: 5.01m x 3.63m.
Ladies Toilets: 3.69m max x 2.47m max.
Gents Toilets: 2.67m x 2.47m.
Boiler Room/ Utility: 2.68m x 2.48m.
To the rear of the property are 4 car parking spaces.




Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential tenants are advised to recheck the measurements.