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need2view
property services
Sales & Lettings

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FULLY SERVICED OFFICES

ASHFIELD PLAY FORUM

MORVEN AVENUE

SUTTON IN ASHFIELD

NOTTINGHAM

NG17 1AN



PRICE RANGE £1,200 - £2,800 PER ANNUM

VIEWING

By appointment through the selling agent on (0115) 9680809
7 High Street, Hucknall, Nottingham, NG15 7HJ

TENURE

Freehold

- Fully Serviced Modern & Well Presented Office Space
- Council Tax, Gas & Electric Included
- Communal Kitchen/ Canteen & Toilets
- Parking Subject to Availability –
£500 per Car Parking Space Per Annum
- Close to Town Centre & A38
- Four Offices Available out of Six

ASHFIELD PLAY FORUM, SUTTON IN ASHFIELD, NOTTINGHAM.

DIRECTIONS

From the A38 Kingsmill Road, turn into Station Road and turn left into High Pavement. Turn right into Langton Road and proceed to the bottom of Langton Road. Turn right onto Brook Street and take the next left into Morven Avenue.

A suite of first floor offices in close proximity to Town Centre with onsite car parking and separate access. There is a lift connecting the ground floor and first floor. Stairs to first floor landing. Access to a Disabled toilet.

All rooms are networked for computers and located on the first floor.

OFFICE ONE - £2,800 PER ANNUM

15' x 15' With UPVC double glazed window, telephone intercom for the main entrance door, radiator, power points, ceiling light point and telephone points.



OFFICE TWO - £1,800 PER ANNUM

12' max x 14'6" With UPVC double glazed window, telephone intercom for the main entrance door, power point, ceiling light point and telephone point.



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KITCHEN

There are shared kitchen facilities with a range of wall and base units, 1 ½ bowl single drainer sink with mixer taps, UPVC double glazed window, power points and ceiling light point.



OFFICE FOUR - £1,200 PER ANNUM

11'8" x 10'10" With UPVC double glazed window, telephone intercom for the main entrance door, power points, ceiling light point, telephone point and radiator.



OFFICE FIVE - £1,200 PER ANNUM

11' x 12'6" With double glazed window, telephone intercom for the main entrance door, power points, ceiling light point and telephone point.



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CAR PARK SPACE

Available at £500 per annum per car parking space.



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AGENTS NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

MORTGAGE ADVICE

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole market place.

They can select the best and most appropriate mortgage tailored to suit each individual purchasers needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

THINKING OF SELLING

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

THINKING OF RENTING

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in depth credit checks, enquiries and referencing to insure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our clients behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our clients' investment.