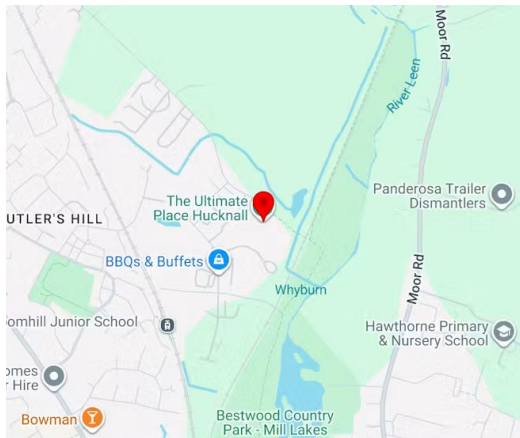




Ben Arran House, Wigwam Lane, Hucknall, NG15 7SZ

Office, Serviced Office To Let | £4,200 - £15,000 per annum | 95.91 to 8,043.36 sq ft

Offices to LET



Description

Ben Arran House is a modern, high-quality office building offering a range of flexible office suites to suit businesses of all sizes. Providing a professional working environment with offices ranging from approximately 96 sq ft to 1,506 sq ft, including larger suites that can be subdivided into smaller offices to meet individual occupier requirements.

The building offers bright, well-presented office accommodation with excellent levels of natural light and a variety of layouts, including both open-plan and partitioned suites. Larger offices can be reconfigured by removing partitions if required, providing occupiers with flexibility as their business evolves.

Ben Arran House is home to a number of established occupiers, creating a vibrant business community within a secure and professionally managed office building. The variety of available suites provides occupiers with the flexibility to expand within the building as their business grows.

Location

Located on Wigwam Lane, Hucknall within an established commercial and industrial area. The property enjoys excellent road connectivity, being situated approximately 2 miles from Junction 27 of the M1 Motorway, providing convenient access to Nottingham, Mansfield, Derby and the wider East Midlands.

Hucknall Town Centre is located approximately one mile away and offers a wide range of retail, banking, leisure and food outlets. The area is also well served by public transport, with Hucknall Railway Station and NET Tram Terminus providing regular services into Nottingham City Centre and beyond. East Midlands Airport is approximately 20 miles away, making the location convenient for businesses operating regionally or nationally.

The surrounding area is well established as a commercial location, with a mixture of office, industrial and trade occupiers, making Ben Arran House an excellent base for professional services, technology companies, training providers, consultancies and other office-based businesses seeking quality accommodation in a strategic Nottinghamshire location.

Summary

- Rent: £4,200 - £15,000 per annum
- Service charge: £2 per sq ft
- VAT: Not applicable
- EPC: C (51)

Further information

- [View details on our website](#)
- [View Microsite](#)

Contact & Viewings



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Accommodation

Name	sq ft	sq m	Availability
Ground - 1a	483.20	44.89	Available
Ground - 1b	492.45	45.75	Available
1st - 2a	792.34	73.61	Let
1st - 2b	775.55	72.05	Let
1st - 3	1,438.07	133.60	Let
2nd - 4a	121.10	11.25	Available
2nd - 4b	95.91	8.91	Available
2nd - 4c	288.26	26.78	Let
2nd - 4d	284.06	26.39	Let
2nd - 4e	104.73	9.73	Available
2nd - 4f	218.08	20.26	Let
2nd - 5a	582.55	54.12	Available
2nd - 5b	137.13	12.74	Available
2nd - 5c	115.28	10.71	Available
Ground - 6	808.38	75.10	Let
Ground - 7	204.09	18.96	Available
Total	6,941.18	644.85	