

## Refurbished beautiful self-contained office located in the heart of the Lace Market

48m<sup>2</sup>  
(512ft<sup>2</sup>)

- Excellent quality self-contained office
- Currently undergoing a light refurbishment
- Own private entrance
- WC and kitchenette facilities
- Electric security shutter
- Large glazed window
- The property benefits from full business rates relief
- Suitable for a variety of uses (STP)
- Excellent location within only a few minutes walk to the City Centre



**TO LET**



Location



Gallery



Video



Contact



## Location

The office is located on the south eastern edge of the stylish Professional Quarter of Nottingham's Lace Market.

Benefiting from excellent transport links such as the Nottingham Train Station, Nottingham Broadmarsh Bus Station and several tram stops the offices are ideally situated to London Road (A60), Canal Street (A6008) and Lower Parliament Street.

## Floor Areas

From measurements taken on site we calculate the Net Internal Area of the office to be:

**48m<sup>2</sup> (512ft<sup>2</sup>)**

(This information is given for guidance purposes only)

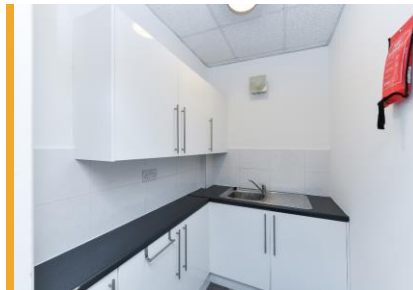
## Rent

The office is available on a new lease and we are quoting a rent of:

**£8,000 per annum exclusive**  
**(Eight thousand pounds)**

## Service Charge

There is currently no service charge applicable to the subject property.





## Description

The property comprises a fully self-contained office ideal for growing businesses who seek an alternative to the standard office block, business hub, coworking environment or serviced office opportunities.

The office has the following specification:

- Own private entrance
- Carpeting throughout
- WC and kitchen facilities with laminate/vinyl flooring
- Plug sockets throughout
- Suspended ceilings
- Heating and lighting
- Electric security roller shutter
- 24/7 access

The office is perfect for any small business looking to rent an office premises at an affordable level.

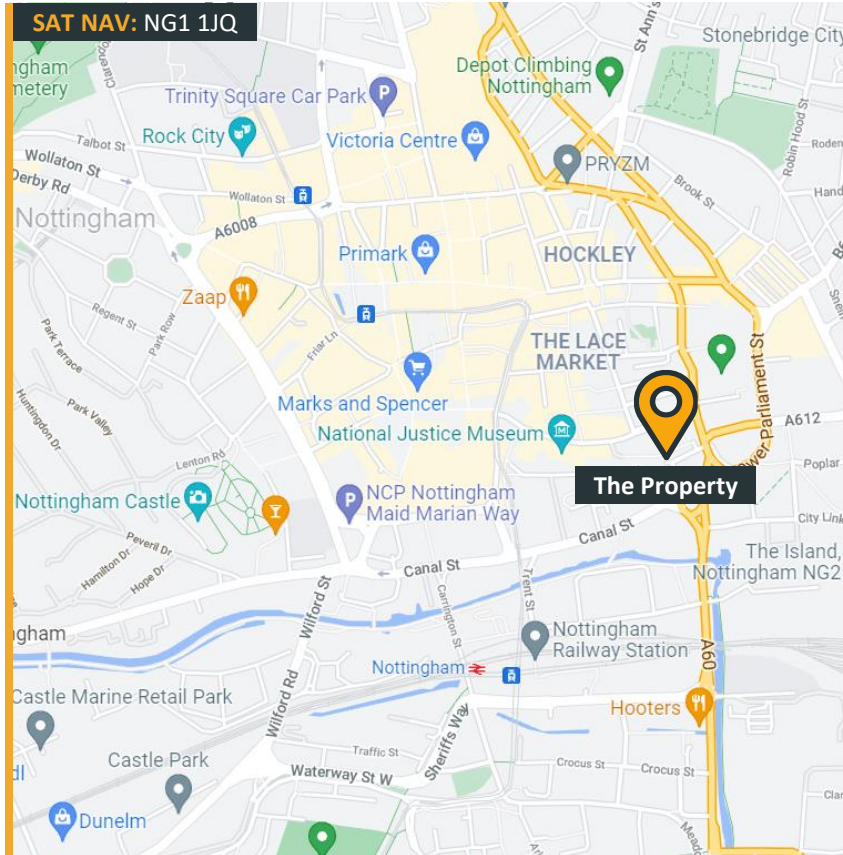
## Business Rates

From enquiries with the local authority, we understand the following:

<b>Rateable Value from April 2023:</b>	<b>£6,800</b>
<b>Rates Payable 2023/24:</b>	<b>£3,481.60</b>

(This information is given for guidance purposes only and prospective tenants should make their own enquiries with the relevant local authority)





## Planning

The property is to be used as offices or professional services. Other options may be considered.

(This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries of the Local Authority)

## VAT

VAT is applicable at the standard rate on the rent due.

## EPC

A copy of the EPC is available upon request.

## Insurance Premium

The annual insurance premium is to be confirmed.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.