

Suite 401 | Bridlesmith House | Bridlesmith Gate | Nottingham | NG1 2GQ

# Open plan office suite available in the heart of Nottingham City Centre subject to a high level refurbishment

223m<sup>2</sup>  
(2,401ft<sup>2</sup>)

- Subject to reinstatement offering high quality office space
- Bright, modern and flexible working environment
- Located in the heart of the City Centre close by to Marks & Spencer, Caffé Nero, Flannels and Picolino
- Excellent transport links with the NET tram, bus stops and Nottingham Train Station within walking distance
- Ongoing refurbishment throughout the communal areas
- Available in Q4 2024



**TO LET**



Location



Gallery



Video



Contact



## Location

Bridlesmith House is situated just off Bridlesmith Gate, one of the main retail thoroughfares in Nottingham City Centre. The property is located within easy reach of the Market Square tram stop and additionally Nottingham train station with a plethora of shops, bars and restaurants on its doorstep.

The property benefits from being within walking distance from amenities such as Picolino, M&S, Caffé Nero, Cosy Club and YO! Sushi.

## Description

The property comprises an attractive period multi-occupied office building. The suite is subject to a high-quality refurbishment to offer the following specification:

- Fully redecorated throughout
- Open plan floor plates
- Stripped back with exposed services
- Newly installed kitchenette
- LED lighting
- Heating/comfort cooling system
- Communal lift access
- Communal WC facilities
- Original period windows/features throughout
- Attractive views over Nottingham City Centre



*Photos of Suite 202 which has recently been refurbished*





*Photos of Suite 202 which has recently been refurbished*



## Floor Areas

From measurements undertaken at the property we calculate the suite has the following Net Internal Area:

**223m<sup>2</sup> (2,401ft<sup>2</sup>)**

(This information is given for guidance purposes only)

## Business Rates

From enquiries with the Local Authority we understand that both suites are under the same assessment as follows:

**Rateable Value from 1 April 2023: £14,250**

(This information is given for guidance purposes only)

## EPC

A copy of the EPC is available upon request from the agent.

## Service Charge

A service charge will be levied for the upkeep and maintenance of the internal communal areas and external fabric of the building. Guide figures are available from the agents.



## Rent

The property is available on a new lease at a quoting rent of:

**£39,500 per annum**  
**(Thirty-nine thousand five hundred pounds)**

## VAT

VAT is applicable on the rent due and service charge due at the standard rate.

## Further Information

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

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