

# Attractive self-contained offices with stunning views over the south of the city

159m<sup>2</sup>  
(1,707ft<sup>2</sup>)

- Beautiful character office building
- Stunning views over the south of the city
- Central location adjacent to Nottingham Contemporary and surrounded by a plethora of amenities
- Excellent nearby transport links including NET tram stop, bus routes and Nottingham Train Station
- Well-presented office space with a fitted meeting room area on the fourth floor
- Self-contained building



**FOR SALE /  
TO LET**



Location



Gallery



Video



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## Location

The property lies just off High Pavement leading onto Weekday Cross positioned south of Nottingham City Centre. Heritage Mews is centrally located within the Lace Market area known as Nottingham's Creative Quarter, with stunning office buildings showcasing period features throughout.

The Lace Market is a popular office destination given its access to amenities such as independent cafes, bars, restaurants and gyms. The property benefits from being within walking distance of excellent transport links including the NET tram route, bus routes and Nottingham Train Station, as well as being in close proximity to Nottingham's retail core and several public car parks.

## Description

The property provides a self-contained office building with accommodation arranged over four floors with secure gated access and incorporates features such as full height windows providing stunning views over the south of Nottingham. The specification of the office includes:

- Fitted meeting room area on the fourth floor
- Cat 5 cabling throughout
- WC and shower facilities
- LED lighting
- Secure gated access
- Kitchenette on each floor
- Carpet tiles throughout
- Partitioning in part
- Small outside area to the rear





## Floor Areas

From measurements undertaken on site, we calculate the property has the following Net Internal Area (NIA):

**159m<sup>2</sup> (1,707ft<sup>2</sup>)**

(This information is given for guidance purposes only)

## Business Rates

From enquiries of the Valuation Office website, we understand the following:

**Local Rating Authority:** Nottingham City Council  
**Suite 2 Rateable Value from 1<sup>st</sup> April 2023:** £7,800  
**Suite 3 Rateable Value from 1<sup>st</sup> April 2023:** £8,100

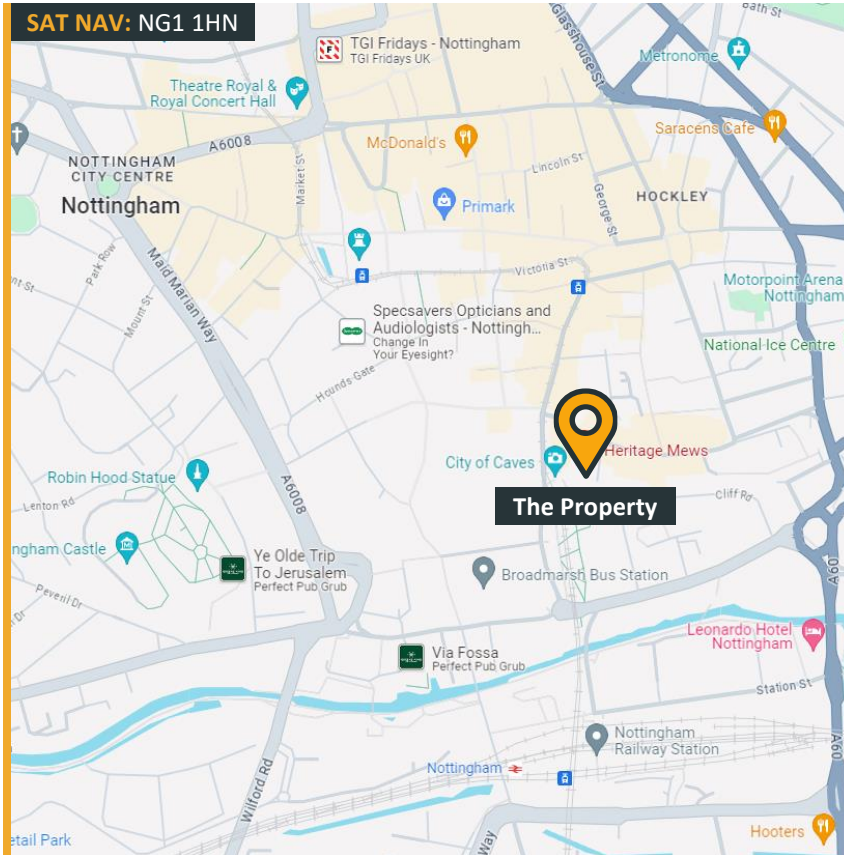
(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries of Nottingham City Council.)

## EPC

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

## VAT

VAT is not applicable to the rent or purchase price.



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

30/07/2024

## Rent

A new lease is available by negotiation at a rent of:

**£30,500 per annum**  
**(Thirty thousand five hundred pounds)**

Service charge, business rates and all other occupational costs are payable in addition to the base rent figure.

## Sale Price

The property is held on a separate long leasehold with approximately 988 years remaining at a peppercorn. We are quoting:

**Offers in the region of £350,000**  
**(Three hundred and fifty thousand pounds)**

## Further Information

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

**Amy Howard**  
07887 787 894  
[amy.howard@fhp.co.uk](mailto:amy.howard@fhp.co.uk)

**Ketlin Mäeorg**  
07929 673 232  
[ketlin@fhp.co.uk](mailto:ketlin@fhp.co.uk)

**Fisher Hargreaves Proctor Ltd.**  
10 Oxford Street  
Nottingham, NG1 5BG



[fhp.co.uk](http://fhp.co.uk)