

The Atrium | 20 Wollaton Street | Nottingham | NG1 5FW

# A range of good quality office spaces in the heart of Nottingham City Centre at competitive rents

From 147m<sup>2</sup> (1,582ft<sup>2</sup>) to 565m<sup>2</sup> (6,083ft<sup>2</sup>)

TO LET

Incentives  
Available



Location



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## Location

The Atrium is situated on Wollaton Street on the northern edge of Nottingham's City Centre, located in the Business District.

The property is a short walk away from the main public transport links such as bus links, tram links on Nottingham's Market Square and is approximately 10 minutes walk from Nottingham Train Station.

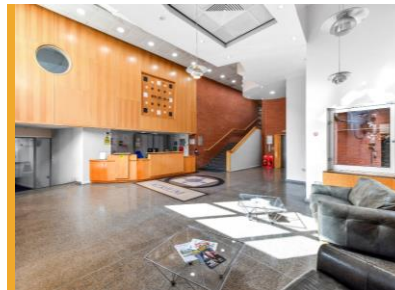
The property has a plethora of amenities located close by, being just 3 minutes walk from Nottingham's Market Square and retail core.

## The Property

The Atrium comprises a multi occupied office building set off a full height glazed atrium area located in the heart of Nottingham's Business District. The property provides a range of suite sizes to accommodate a mixture of occupier requirements. The offices benefit from an excellent specification as follows:

- Suspended ceilings with inset lighting
- Raised floors with floor boxes and power
- 3 pipe heating ventilation and cooling set within the ceilings
- Lift to all floors from the car park and main reception area

The property benefits from a large secure car park with a parking ratio of 1 space per 1,000ft<sup>2</sup> and is subject to a good quality refurbishment





## Floor Areas

From measurements taken on site, we calculate the following Net Internal Areas (NIA):

Floor	Suite	m <sup>2</sup>	ft <sup>2</sup>
First	101	242	2,600
Second	201A	565	6,083
Second	202	470	5,064
Fourth	403	147	1,582

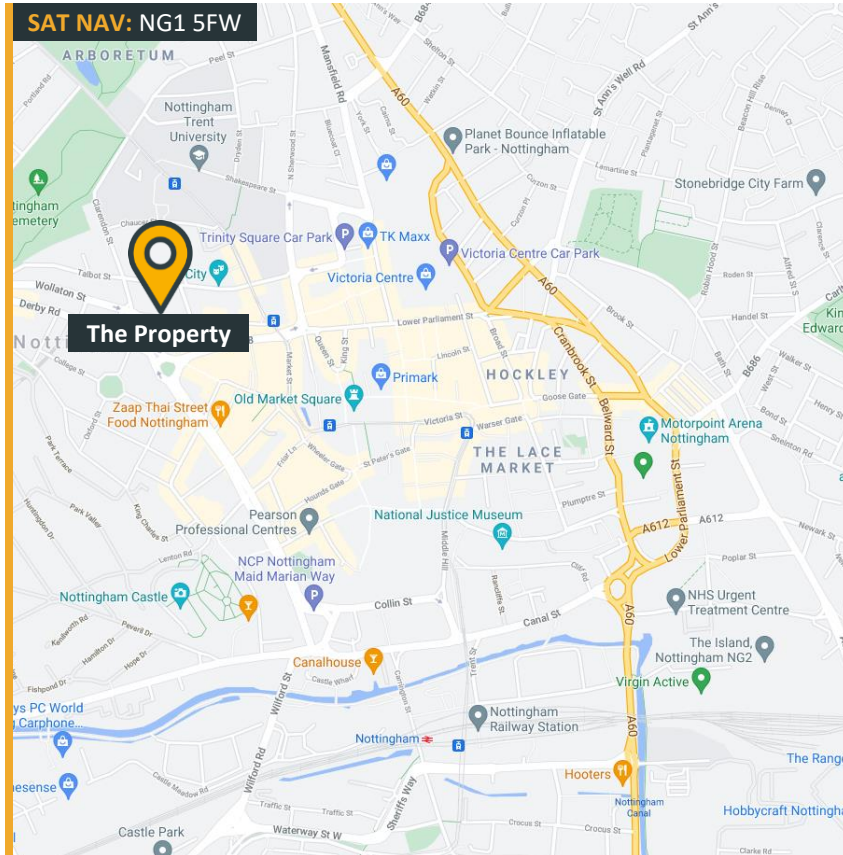
(This information is given for guidance purposes only)

## Rent

The suites are available at the following rents:

Floor	Suite	Rent (Per Annum)
First	101	£31,200
Second	201A	£60,830
Second	202	£50,640
Fourth	403	£15,820

Please note the rents will look to increase to **£12.00 per sq ft** in the following year, and **flexible terms** are available.



## Service Charge

A service charge will be levied to cover the common parts of the property. The service charge currently runs at £8 per ft<sup>2</sup>.

## VAT

VAT applies to rent and service charge due.

## EPC

The EPC rating is available from the agents.

## Further Information

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

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