

Castle Wharf House | Castle Wharf | Nottingham | NG1 7EU

Prestigious headquarters office building being refurbished to Grade A standard – Available Q3 2025

253m² to 3,660m²
(2,713ft² to 39,393ft²)

- Refurbishment shortly to commence
- Large self contained external terrace overlooking the Nottingham Canal
- Building available as a whole or on a floor by floor basis
- Canalside setting on the southside of Central Nottingham



TO LET



Location



Gallery



Contact





Castle Wharf

Castle Wharf is one of Nottingham's best known landmark office destinations adjacent to the Nottingham Canal and located on the southern perimeter of Central Nottingham. Castle Wharf is a short walk from Central Nottingham, the Nottingham Midland Mainline Station, the NET tram terminus and Broadmarsh bus interchange.

Refurbishment Proposals

The building is undergoing a significant transformation – features of the specification include:

- Large open plan concierge managed reception with casual seating & casual breakout meeting space
- New high speed passenger lifts
- New reconfigured WC and disabled facilities on each floor
- Changing and shower facilities
- Four floors of open plan offices
- Exposed services specification

Car Parking

Onsite parking is provided within the secure basement at a ratio of one space to each 1,000ft² occupied.

EPC

On completion of the refurbishment the building will achieve a B rating.





Floor Areas

Suite	m ²	ft ²
GF Suite 1	253	2,713
GF Suite 2	487	5,242
First Floor	1,010	10,871
Second Floor	1,010	10,871
Third Floor	900	9,696
Total	3,660	39,393

Rateable Value

Guide figures for the anticipated Rateable Value can be provided upon request.

Lease Terms

The building can be leased as a whole or on a floor by floor basis.

The leases will be structured on the basis of fully repairing and insuring terms via service charge provisions.

Service Charge

Each tenant will contribute a fair proportion of the costs incurred in the upkeep and maintenance of the building. A full breakdown of the proposed services and costs anticipated can be provided upon request.



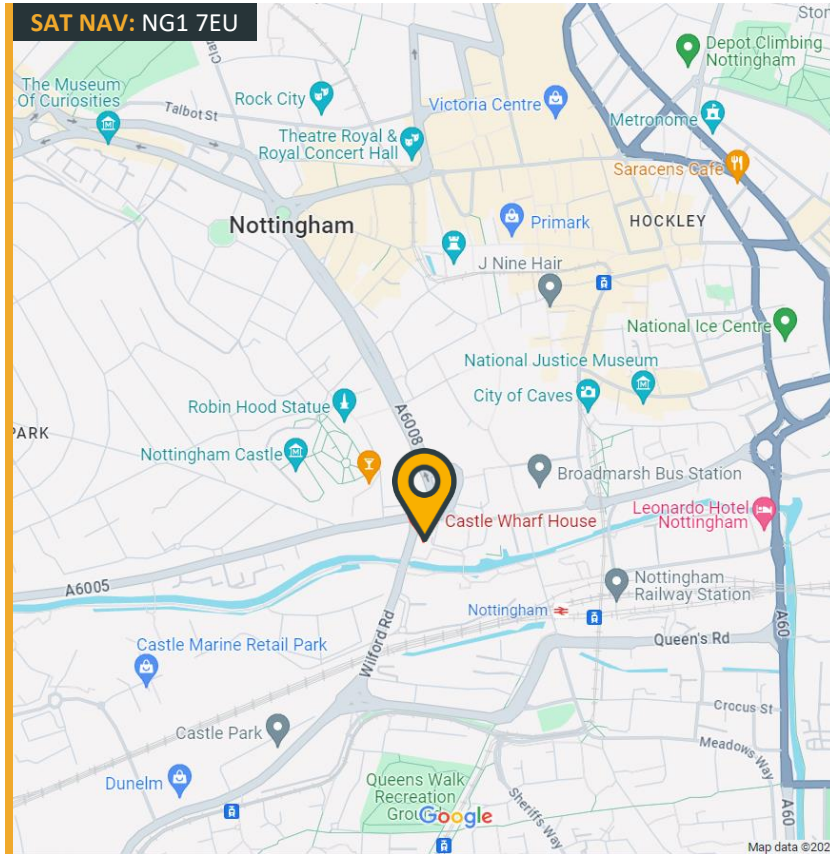
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Rent

Please contact the agents for further details.

VAT

VAT will apply 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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06/08/2024

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