

14 George Street | Nottingham | NG1 3BE

Self-contained city centre offices with car parking

118m²
(1,270ft²)

- Self-contained two storey office premises
- 4 designated car parking spaces available
- Good connectivity to the NET tram, bus station and train station
- Within walking distance from Cosy Club, Bear, 200 Degrees Coffee and Piccolino
- Flexible terms and immediately available
- Suitable for a variety of uses (STP)



TO LET



Location



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Location

The property is located on George Street which is positioned within Nottingham's renowned Creative Quarter. The property benefits from excellent nearby transport links including bus routes and NET tram route and is within a short walking distance to Nottingham Train Station.

The property is situated near a plethora of amenities including a variety of shops, bars and restaurants.

Description

The property comprises a self-contained terraced building consisting of three floors including basement and benefits from the following specification:

- Self-contained access just off George Street
- Two storey cellular office accommodation situated across two floors
- Additional basement/storage area
- Studded partitioned walls throughout
- WC and kitchenette facility
- 4 designated car parking spaces accessed just off Old Lenton Street
- Gas central fire heating system
- Vinyl floor finishes throughout
- Cat 2 lighting throughout





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Floor Areas

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

Floor	m ²	ft ²
Ground Floor	56	603
First Floor	62	667
Total	118	1,270

(This information is given for guidance purposes only)

Service Charge

A service charge will be levied to cover maintenance of parts of the property used in common.

Business Rates

From enquires of the VOA website, we understand that the property is rated as follows:

Rating Authority: Nottingham City Council
Rateable Value from 01 April 2023: £10,250

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

EPC

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



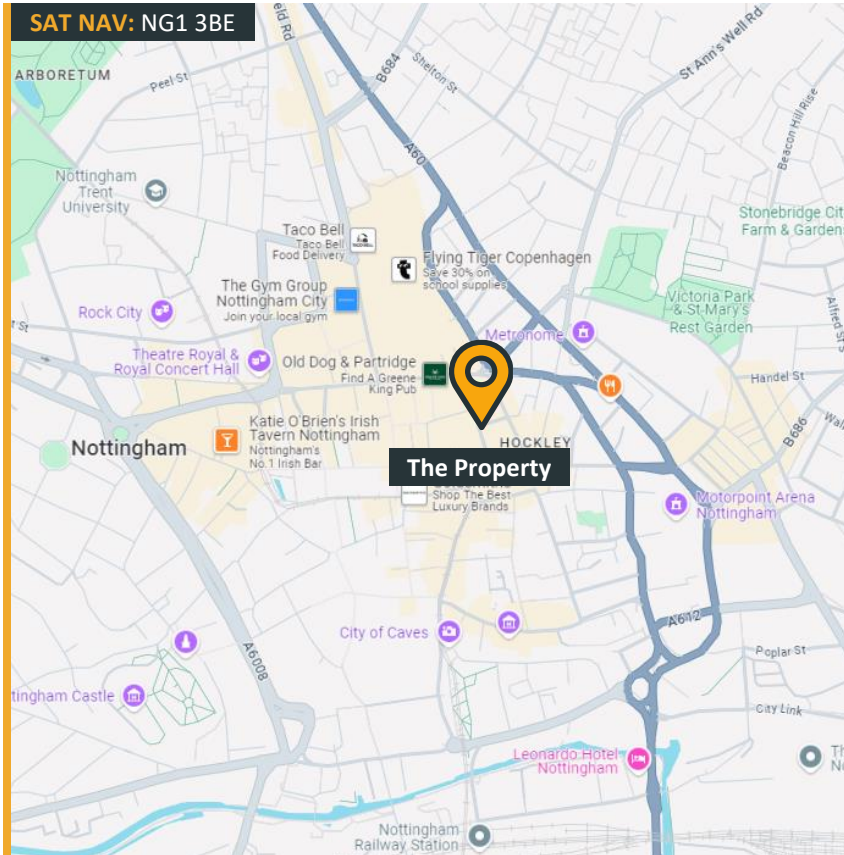
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Rent

A new lease is available on terms to be agreed at a rental of:

£24,000 per annum exclusive
(Twenty-five thousand pounds)

VAT

We understand that VAT is applicable on the rent due.

Further Information

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

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Jamie Gilbertson

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11/09/2024

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