

## Stylish refurbished office suite located in the heart of Nottingham's Lace Market

137m<sup>2</sup>  
(1,475ft<sup>2</sup>)

- A high quality open plan office adopting an exposed services feel showcasing the features of the property
- Fluted columns and feature windows
- A short walking distance from the vibrant area of Hockley
- Good connectivity to NET tram, train station and bus station
- Immediately available for occupation
- Suitable for a variety of uses (STP)



**TO LET**



Location



Gallery



Contact



## Location

The property is located in the heart of The Lace Market area fronting onto St Marys Gate, housing some of the most architecturally attractive buildings within Nottingham. The Lace Market retains the majority of the former lace mills, with tall windows and high floor to ceiling height. It is known as Nottingham's Creative Quarter and is one of the most popular locations on the eastern fringe of Nottingham City Centre with a wealth of bars, restaurants and complementary facilities on the doorstep.

The property benefits from excellent nearby transport links including bus routes, NET tram stops and is within a short walking distance of Nottingham's Train Station.

## Description

1 Broadway provides a multi-occupied office building offering high quality offices within The Lace Market. The specification of the property includes:

- Suspended LED light fittings
- Ceiling mounted cooling and heating units
- Exposed cable trays carrying data and telecoms wiring
- Vinyl floor finishes throughout
- WC facilities including a disabled toilet
- Kitchenette
- Fluted columns and feature windows
- Moden exposed services throughout
- Self-contained access point
- Storage/ancillary space available





## Floor Areas

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

**137m<sup>2</sup> (1,475ft<sup>2</sup>)**

(This information is given for guidance purposes only)

## EPC

The property has an EPC rating of **D-84** which is valid until 2029.

## Business Rates

From enquiries of the Valuation Office Agency (VOA) website, we understand the following:

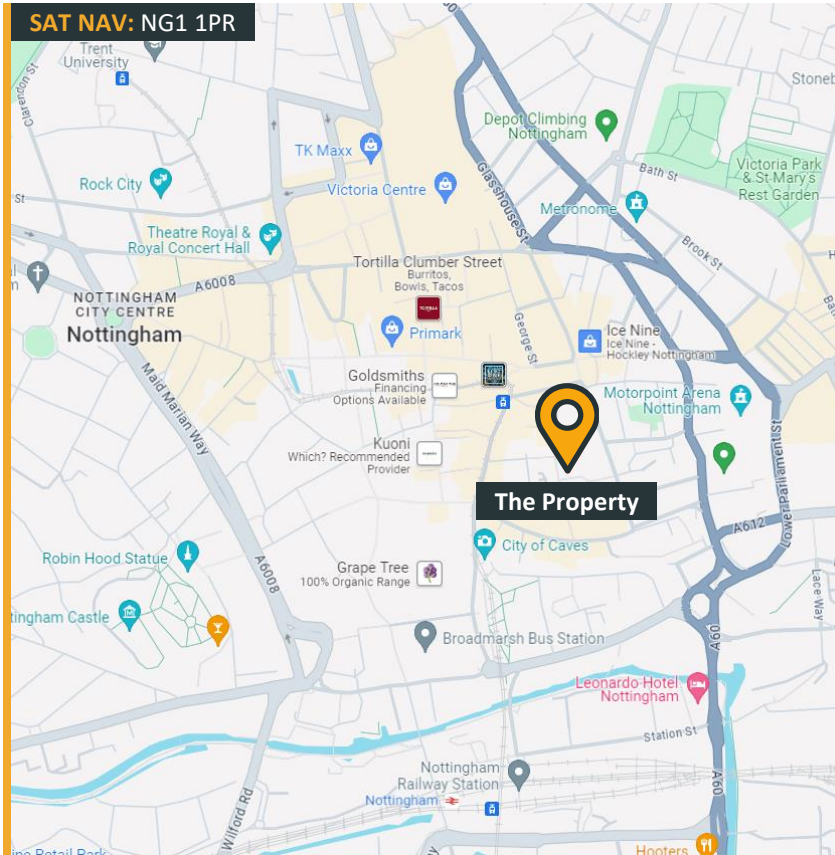
**Rating Authority: Nottingham City Council**  
**Rateable Value from 1<sup>st</sup> April 2023: £9,800**

(This information is given for guidance purposes only and prospective tenants should make their own enquiries of Nottingham City Council.)

## Service Charge

The service charge can be made available through the agent.





## Lease

A new lease is available via negotiation at a rental of:

**£18,500 per annum**  
**(Eighteen thousand five hundred pounds)**

## VAT

VAT is applicable on the rent and service charge due.

## 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)

**Jamie Gilbertson**  
07747 665 941  
[Jamie.Gilbertson@fhp.co.uk](mailto:Jamie.Gilbertson@fhp.co.uk)



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

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

09/09/2024

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