

Second Floor | 1 Broadway | The Lace Market | Nottingham | NG1 1PR

Stylish office suite with attractive period features located in Nottingham's Creative Quarter

200m²
(2,153ft²)

- 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
- Readily fitting out with meeting rooms and individual office spaces available



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
- Carpet tiles throughout
- WC facilities and kitchenette
- Fluted columns and feature windows
- Modern exposed services throughout
- Fitted out with meeting room area and individual office spaces
- Storage/ancillary space available





Floor Areas

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

200m² (2,153ft²)

(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

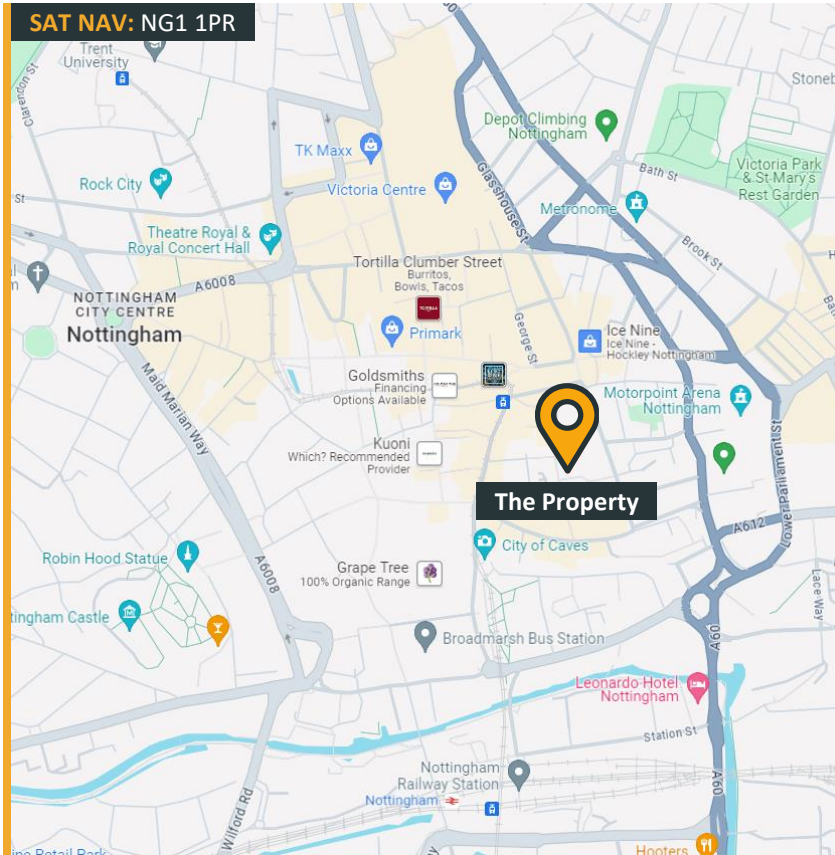
From enquiries of the Valuation Office Agency (VOA) website, we understand the following:

Rating Authority: Nottingham City Council
Rateable Value from 1st April 2023: £23,000

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

Service Charge

Service charge information is available upon application from the agent.



Lease

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

£39,000 per annum
(Thirty nine thousand 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:

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