

Prominent self-contained office positioned within Nottingham's Lace Market

68m²
(732ft²)

- Generous window frontage
- Positioned in a prominent location
- Good quality self-contained offices
- Suitable for a variety of uses (STP)
- Excellent nearby amenities including Binks Yard, Pitcher & Piano, Nottingham Contemporary, Motorpoint Arena, amongst others
- Short walking distance to Nottingham Train Station
- Flexible lease terms available at a competitive rent



TO LET



Location



Gallery



Video



Contact



Location

The office is located on the south eastern edge of the stylish Professional Quarter of Nottingham's Lace Market.

Benefiting from excellent transport links such as the Nottingham Train Station, Nottingham Broadmarsh Bus Station and several tram stops the offices are ideally situated to London Road (A60), Canal Street (A6008) and Lower Parliament Street.

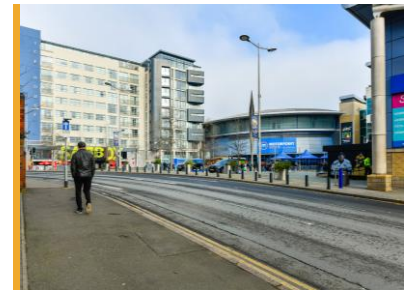
Description

The property comprises a self-contained office suitable for a variety of uses (STP) and ideal for small businesses. The property benefits from the following specification:

- ◆ Mixture of carpet and vinyl floor finishes throughout
- ◆ Trunking incorporating Cat 5 cabling
- ◆ Suspended ceilings incorporating LED lighting
- ◆ Electric security roller shutter door
- ◆ WC and kitchen facilities
- ◆ Excellent window frontage
- ◆ Electric heating throughout

Planning

It is understood the property falls under Use Class E and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic health centre, creche and gym.





Floor Areas

From measurements taken on site, we calculate the Net Internal Area (NIA) of the office to be:

68m² (732ft²)

(This information is given for guidance purposes only)

Service Charge

There is currently no service charge applicable to the property.

Business Rates

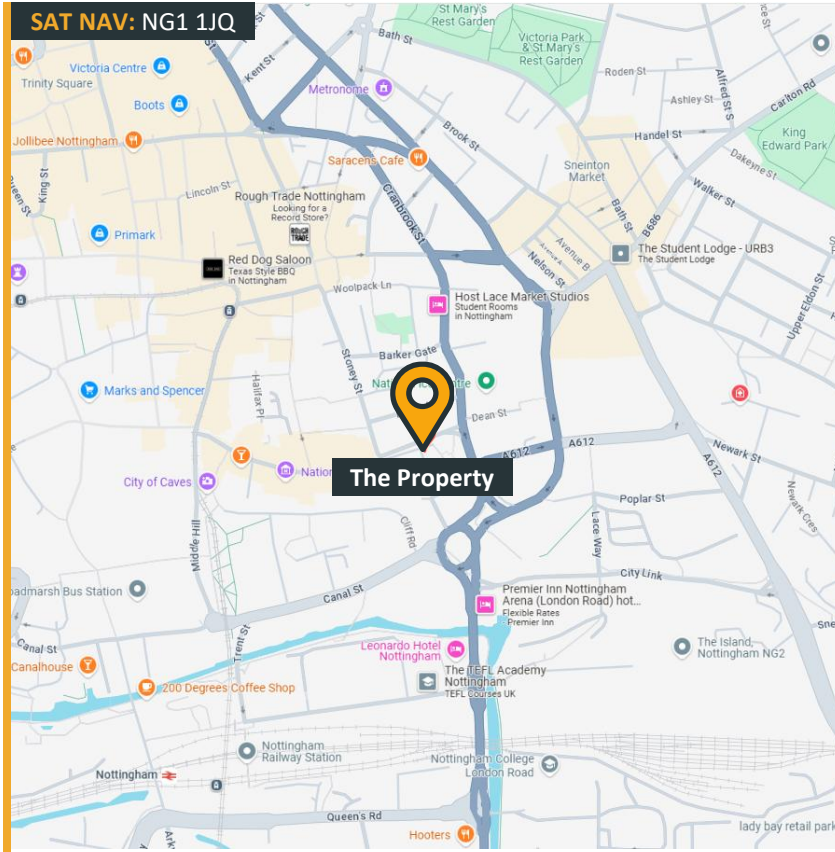
From enquiries with the local authority, we understand the following:

Rating Authority:	Nottingham City Council
Rateable Value 2023/24:	£9,700
Rates Payable 2024/25:	£4,840

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

EPC

A copy of the EPC is available upon request.



Rent

The office is available on a new lease and we are quoting a rent of:

£12,500 per annum exclusive
(Twelve thousand five hundred pounds)

VAT

VAT is applicable at the standard rate on the rent and all other outgoing costs 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.