

# Self-contained detached office property situated within the heart of Nottingham's Lace Market

281m<sup>2</sup>  
(3,027ft<sup>2</sup>)

- Self-contained office premises positioned in Lace Market Square
- Prominent position within Nottingham City Centre with high levels of footfall
- Suitable for a variety of uses (STP)
- Mixture of open plan and cellular floor plates with individual meeting rooms
- Excellent nearby amenities including Caffè Nero, M&S, Piccolino, Cosy Club, amongst others
- Pedestrianised thoroughfare
- Available in September 2025



**TO LET**



Location



Gallery



Video



Contact



## Location

The Pavilion fronts onto the Lace Market Square occupying a prominent position which forms part of a busy thoroughfare between Weekday Cross and St Mary's Gate, positioned directly opposite to the Adams Buildings which is occupied by Nottingham College amongst other office occupiers. Adams Walk leads onto Fletchergate providing a plethora of amenities including shops, restaurants, bars and cafes.

The property benefits from excellent nearby transport links including the NET tram, bus routes and is within a short walking distance to Nottingham City Centre, as well as providing a generous amount of nearby car parking facilities offering annual permits.

## Description

The property comprises a self-contained modern office premises situated across two floors. The property benefits from the below specification:

- Ceiling mounted florescent lighting
- Carpet tiles and vinyl floor finishes throughout
- Kitchenette and WC facilities
- Partitioned stud walls providing meeting rooms
- Air conditioning throughout
- Self-contained entrance
- Trunking incorporating Cat 5 cabling
- Prominent frontage onto Adams Walk





## Floor Areas

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

Accommodation	M <sup>2</sup>	Ft <sup>2</sup>
Ground Floor	150	1,619
First Floor	131	1,409
<b>Total</b>	<b>281</b>	<b>3,027</b>

(This information is given for guidance purposes only)

## Business Rates

From enquiries with the Local Authority, we understand the following:

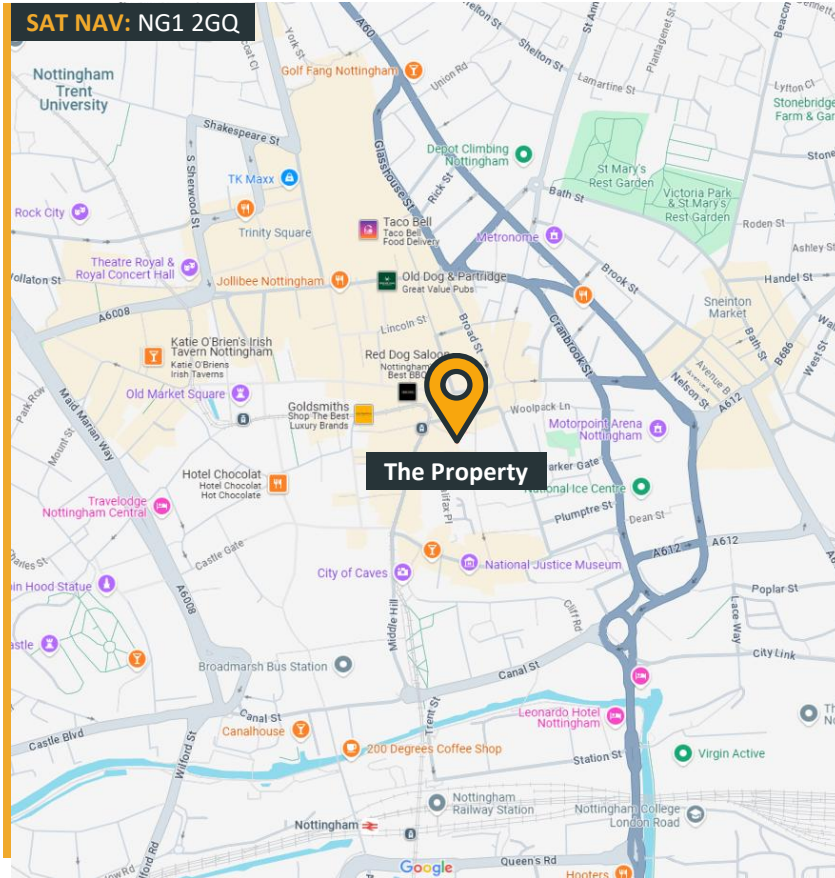
<b>Rating Authority:</b>	<b>Nottingham City Council</b>
<b>Rateable Value:</b>	<b>£37,500</b>
<b>Rates Payable:</b>	<b>£20,475</b>

(This information is given for guidance purposes only)

## EPC

The EPC is to be reassessed. Further information is available upon request.





## Quoting Terms

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

**£45,000 per annum**  
**(Forty-five thousand pounds)**

## VAT

It is understood that VAT is applicable to the rent, service charge and all other payments due under the lease.

## 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.