

## Refurbished Grade A Offices

738m<sup>2</sup>  
(7,947ft<sup>2</sup>)

- Stylish Grade A office space
- Fully self contained
- Terrace onto the waterside
- Adjacent to NET tram interchange
- 2 minute walk to Nottingham Train Station
- Low service charge!
- Excellent green credentials, EPC 'B' rating



**TO LET**



Location



Gallery



Video



Contact



## Location

Nottingham One is one of the Nottingham's landmark buildings running along Canal Street in the City's Southside. Unit A is located next door to Eversheds Sutherland Solicitors and opposite the New City Hub College Campus which is due for completion later this year which will provide community facilities such as a new training restaurant, cafe and performing arts centre.

The location provided unrivalled connectivity with bus routes, the NET Tram Terminus and Nottingham Train Station all within 2 minutes walk of the front door.



## Description

Constructed in 2008, the property forms part of the Nottingham One development in Nottingham City Centre which houses well known tech and media companies such as Deepsea Dambusters, Mitrefinch and Finastra.

The office itself comprises a fully self contained 'own front door' Grade A office space with open plan floor plates over ground and mezzanine level featuring areas of exposed finishes. The entrance area is full height with feature lighting with the open mezzanine at first floor level providing a very stylish space benefitting from excellent natural light throughout. The floors are well connected via an open glazed staircase between the ground and mezzanine level which provides connectivity throughout the space, resulting in a high collaborative working environment. To the rear of the property there is a terrace out onto the waterside ideal for outdoor breakout space.

## Specification

The offices provide a modern specification incorporating the following:

- Own front door
- Double height entrance area
- Open staircase
- Fully raised floors with floor boxes
- LED Lighting
- Full heating, ventilation and cooling system
- WC's on both floors
- Passenger lift to both floors





## Floor Areas

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	421	4,533
First Floor	317	3,414
<b>Total</b>	<b>738</b>	<b>7,947</b>

Full PDF and DWG floor plans are available upon request.

## Car Parking

The property comes with 12 allocated car parking spaces in the secure basement car park. With more being available by way of separate licence arrangements.

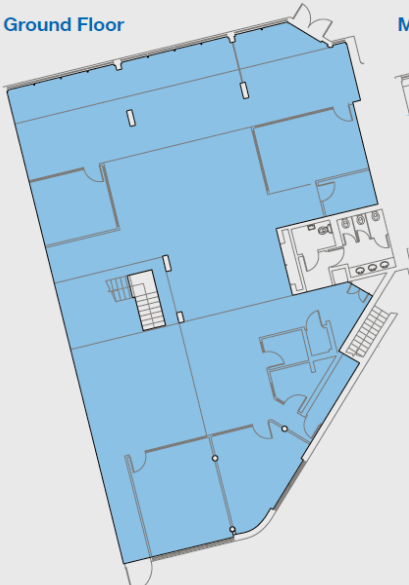
## EPC

The property has an EPC – B rating.

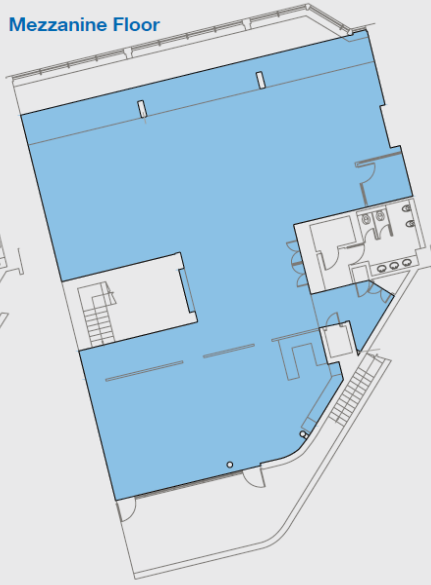
## Service Charge

There will be a service charge to cover maintenance of part of the property used in common, this is estimated to be just £1.80/sq ft.

Ground Floor



Mezzanine Floor









## VAT

VAT is applicable on the rent and service charge.

## Rent

The offices are available on a new lease at a quoting rent of:

**£150,000 per annum**  
**(One hundred and fifty thousand pounds)**

## Further Information

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

**Mark Tomlinson**  
07917 576 254  
mark@fhp.co.uk

**John Proctor**  
07887 787 880  
johnp@fhp.co.uk



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

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