

**TO LET**

# Refurbished Grade A offices Available July 2020

**Fully self  
contained**

**Unit A, Nottingham One** | Canal Street | Nottingham | NG1 7HG

- Stylish Grade A office space
- 738 sq m (7,947 sq ft)
- Fully self contained
- Terrace onto the waterside
- Adjacent to NET tram interchange
- 2 minute walk to Nottingham Train Station
- Low Service Charge!

>  
Next



## Unit A Nottingham One

Canal Street  
Nottingham  
NG1 7HG

### The Property

Location

Specification

Accommodation

Car Parking

Rent

Service Charge

EPC

VAT

Contact

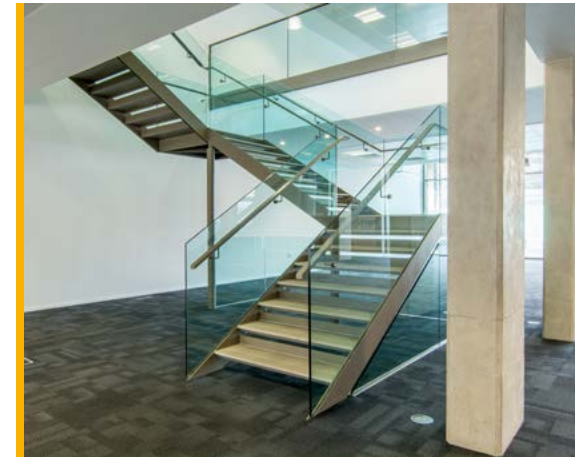
## The Property

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.



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## 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.



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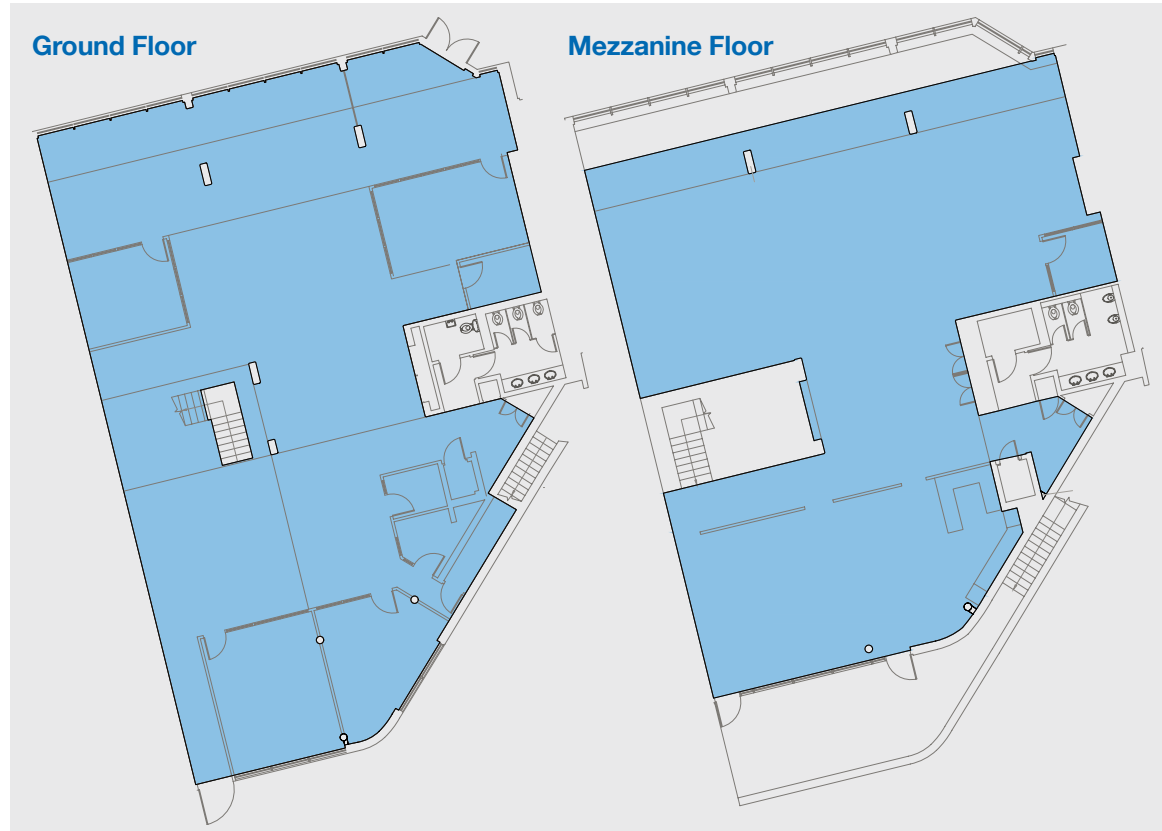
The offices provide a modern specification incorporating the following:

- 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

## Accommodation

Floor	SQ M	SQ FT
Ground Floor	421	4,533
First Floor	317	3,414
Total	738	7,947

Full PDF and DWG floor plans are available upon request.



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## 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.

## Rent

The offices are available on a new lease at a quoting rent of:  
**£145,000 per annum**

## 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.

## EPC

An Energy Performance Certificate is available from the agents.

## VAT

VAT is applicable on the rent and service charge.



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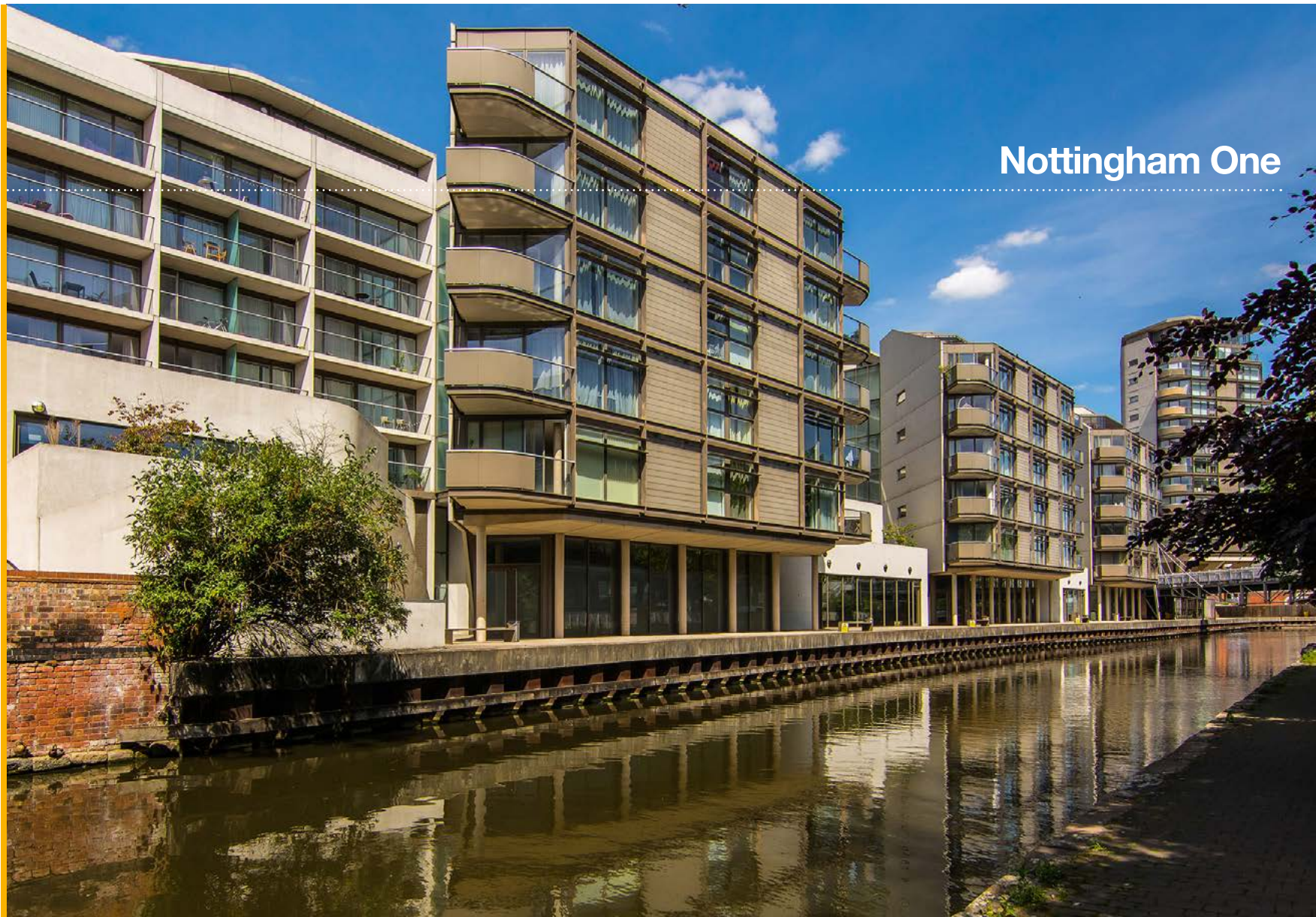
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## Nottingham One

### IMPORTANT NOTICE:

Property Misdescriptions Act 1991. All statements contained within this brochure have been provided in good faith and are understood to be correct. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure of vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Information on rating assessments, availability of services and Town and Country planning matters have been obtained by an oral enquiry to the appropriate planning authority. Fisher Hargreaves Proctor do not warrant that there are no connection charges inherent in the availability of services to the unit. Prospective purchasers should obtain written confirmation prior to entering into any contract for purchase or lease. 4) Detailed tests have not been undertaken on services, central heating installations, plumbing installations, electrical installations, etc. and purchasers/lessees should undertake independent tests as to the condition of all services and mechanical engineering installations. 5) All guide price and rental figures are quoted exclusive of VAT unless expressly stated to the contrary. FHP 08/20. E&OE. Design by carve-design.co.uk 14713/5



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