

High-quality office refurbishment available in the Professional Quarter

328m²
(3,535ft²)

- Freshly refurbished to a high standard
- Open floorplan with additional meeting rooms
- Excellent location in the Professional Quarter
- Reception area with concierge service
- Additional available suites within the building
- Secure car parking

Incentives
available



TO LET



Location



Gallery



Video



Contact



Location

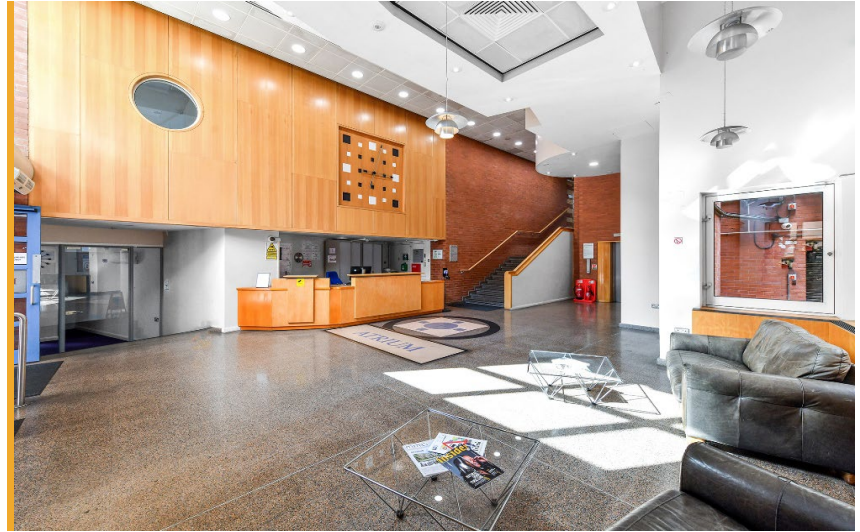
The Atrium benefits from an excellent location on the northern edge of Nottingham's City Centre. The property is situated on Wollaton Street, on the edge of the Business District.

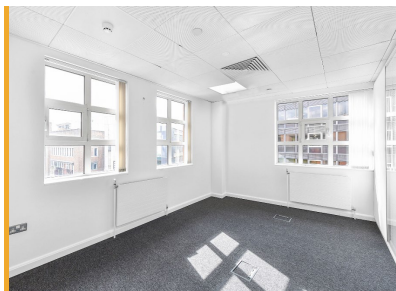
Only a few minutes from Nottingham Market Square, the property is close to the city's prime retail areas with a wealth of bars, restaurants, retail and leisure amenities and complementary facilities on the doorstep. The location provides great connectivity with bus routes and the NET tram terminus within a 3 minute walk of the front door. Nottingham Train Station can be reached within 10 minutes.

Description

The Atrium comprises a multi-occupied office building set off a full-height glazed atrium area. Arranged on the fourth floor, the suite has been recently refurbished to a high standard incorporating the following features:

- Suspended ceilings with inset LED lighting
- Raised floors with floor boxes and power
- 3 pipe heating ventilation and cooling sets
- New carpet and vinyl floor finishes
- Open plan kitchenette
- Fully refurbished male & female WCs and shower
- Lift connecting all floors and the car park





Floor Areas

We understand the suite has the following floor areas:

Floor	Suite	m ²	ft ²
Fourth	402	328	3,535

(This information is given for guidance purposes only)

Rent

The office is available on a new lease at a quoting rent of:

£53,000 per annum
(Fifty-three thousand pounds)

Car Parking

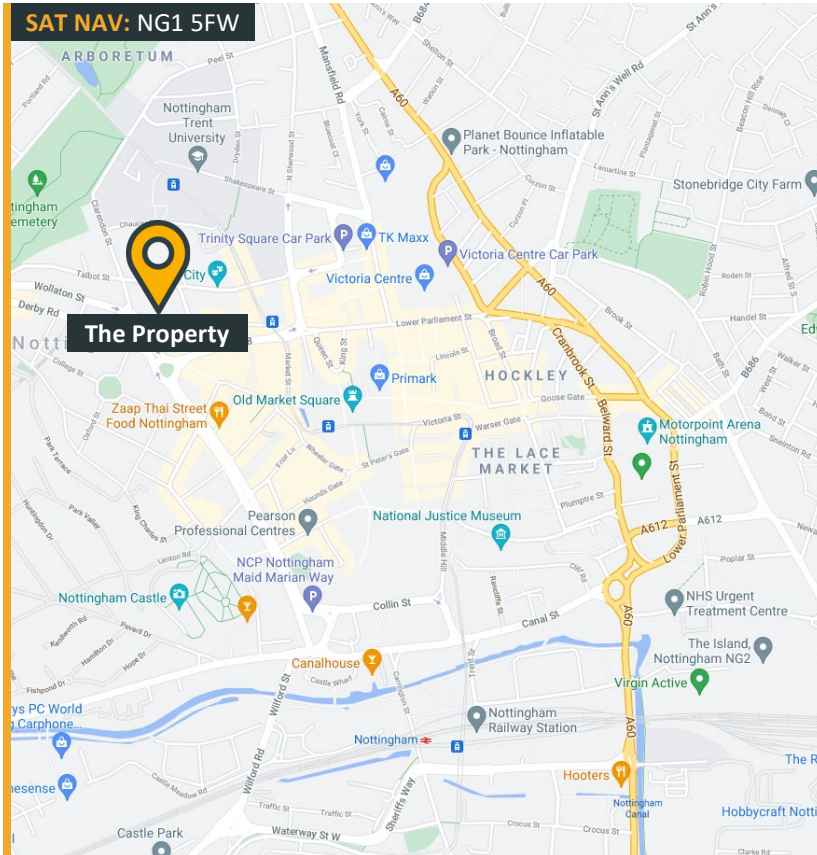
The property benefits from a large secure car park with a parking ratio of 1 space per 1,000 ft². There is the potential to acquire more spaces by way of separate licence arrangements, subject to availability.

Service Charge

There will be a service charge to cover maintenance of part of the property used in common which is estimated to be £8 per ft².

VAT

VAT applies to rent and service charge due.



Business Rates

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

Rateable Value from April 2023: £50,500

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

EPC

The EPC rating is available from the agents.

Further Information

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

Amy Howard
07887 787894
amy.howard@fhp.co.uk

Ketlin Mäeorg
07929 673 232
ketlin@fhp.co.uk



Fisher Hargreaves Proctor Ltd.
10 Oxford Street
Nottingham, NG1 5BG

fhp.co.uk

29/08/2023

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